



# PARK TOWER CONDOMINIUM ASSOCIATION

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## Board of Directors Meeting Minutes Monday, June 10, 2024

<b>Meeting Location:</b>	2nd Floor Party Room
<b>Call to Order:</b>	8pm
<b>Members Present:</b>	Michael Parrie Monique Fouant Angie Eden Lloyd Allison Sheldon Atovsky
<b>Management:</b>	Shruti Kumar, Property Supervisor Timothy Patricio, General Manager Danny Bravman, Community Manager

### Open Session

Acting Board President Michael Parrie called the meeting to order and confirmed a quorum of Board Members were present.

### Commission Reports

On behalf of the Social Commission, liaison Sheldon Atovsky reported on the coming July 4th party and how Owners and residents can get wristbands for attendance. The next Commission Meeting will be Monday July 15th at 7pm via ZOOM. Watch for additional bulletins in the Weekly News and Updates and/or join the Commission's e-mail list by sending a request to [ptcasocial@rcn.com](mailto:ptcasocial@rcn.com).

On behalf of the Health Club Commission, Board Liaison Monique Fouant reported that the Board is expected to vote on new equipment. A new multi-gym and other equipment included, in part a result of the recent survey of members.

On behalf of the Home Improvement Commission, Board Liaison Michael Parrie reported the Commission met last month to review additional samples for the elevator cab remodel. They also discussed the party room, plants in the lobby, mall furniture, and lobby chair placement. The commission's next meeting is Monday, June 17 at 6:00 pm in the party room. All owners are welcome to attend.

### Board Report

On behalf of the Board, Michael Parrie thanked owners who voted in this year's annual meeting election so that we met the minimum 20% quorum requirement.

He also thanked parkers who moved their cars prior to the power wash last month.

He reported that at last week's meet the candidates night, renewable energy was discussed. We currently use approximately 27% renewable energy and will look at what other Habitat managed buildings do to see what is possible. Also, much of the balance of our energy use is natural gas, which has less emissions than other types of energy. As we learn more it will be reported.

## **Action Items**

### **Election Of Officers**

After a motion by Sheldon Atovsky, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condo Association voted unanimously to approve Michael Parrie, as Board President and liaison of the Home Improvement Commission and Rules & Regulations Commission, Monique Fouant, as Board 1st Vice President and liaison of the Health Club Commission and co-liaison of the New Residents Commission, Angie Eden, as Board 2nd Vice President and ASCO representative and co-liaison of the New Residents Commission, Lloyd Allison, as Board Treasurer and liaison of the Budget & Finance Commission and co-liaison of the New Residents Commission, and Sheldon Atovsky, as Board Secretary and liaison of the Social Commission.

### **Closed Session Business**

After a motion by Michael Parrie, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to fine four Unit Owners \$100 for not having proof of insurance, which may double thereafter for each subsequent month, up to the maximum fine of \$1,000 for not providing adequate proof of insurance.

After a motion by Michael Parrie, seconded by Sheldon Atovsky, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to fine two Unit Owners \$50 for not attending the new residents meeting, which may double thereafter for each subsequent month, up to a maximum fine of \$200 per month, until attendance to the meeting is satisfied.

After a motion by Michael Parrie, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve fining a unit owner \$50 for excessive noise, with a warning that future violations may result in the fine doubling.

After a motion by Michael Parrie, seconded by Monique Fouant, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve fining a unit owner \$300 for misuse of the luggage carts and \$100 for a loading dock violation.

After a motion by Michael Parrie, seconded by Angie Eden, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to deny waiving a late fee.

After a motion by Michael Parrie, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to deny waiving an insurance violation fine.

After a motion by Michael Parrie, seconded by Monique Fouant, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to deny extension of a health club membership.

After a motion by Michael Parrie, seconded by Angie Eden, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to deny waiving cable and internet assessments and a parking charge on an Owner's account.

After a motion by Michael Parrie, seconded by Sheldon Atovsky, the Board of Directors of the Park Tower Condo Association voted 4 to 1 in favor of a resolution to approve a 1 year leasing policy exception for a Unit Owner. Michael Parrie voted no.

After a motion by Michael Parrie, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to deny a leasing wait list policy exception for a Unit Owner.

After a motion by Michael Parrie, seconded by Sheldon Atovsky, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve a 2 month leasing policy exception for a Unit Owner.

After a motion by Michael Parrie, seconded by Monique Fouant, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve two Unit Owner requests for support animals.

#### **Minutes – Board Meeting May 13, 2024**

After a motion by Sheldon Atovsky, seconded by Monique Fouant, the Board of Directors of the Park Tower Condo Association voted 3 to 2 in favor of a resolution to approve the minutes from the Board Meeting held on Monday May 13, 2024. Angie Eden and Sheldon Atovsky abstained.

#### **Updated 22.1 Disclosure**

After a motion by Lloyd Allison, seconded by Sheldon Atovsky the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the 22.1 disclosure as drafted with the best available information through April 2024.

#### **Request To Combine Units 3810 And 3811**

After a motion by Lloyd Allison, seconded by Angie Eden, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve a request by the Unit Owners of 3810 and 3811 to pursue an amendment to the Association's Declaration combining the units and designating the wall space between the units as limited common elements, and creating a new unit number, 3810-3811, with a combined percentage of ownership of .281925%, subject to the Unit Owners providing the necessary materials to the Association's legal counsel (via management) entirely at the Unit Owners expense, including but not limited to an amended Plat of Survey showing the combined unit boundary, the combined unit number and the portion of the common elements to become limited common elements, consistent with direction from the Association's legal counsel.

#### **Amendment To Rules And Regulations**

After a motion by Michael Parrie, seconded by Sheldon Atovsky, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the proposed amendments to the Rules and Regulations as drafted with the changes recommended by the Association's legal counsel, and hereby directs management to prepare and appropriately distribute a list of the proposed amendments to the Unit Owners for their review, and hereby schedules a Special Meeting of the Unit Owners for discussion of the amendments on Monday August 12<sup>th</sup>, at 7:30pm.

## **Surveillance Improvements**

After a motion by Monique Fouant, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the installation of 7 new surveillance cameras at new locations as proposed by S&P Integrated Solutions, at an expense of \$12,940.46, to be funded by the Reserve Fund.

## **Membrane Project Change Order**

After a motion by Lloyd Allison, seconded by Angie Eden, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the change order for the 2<sup>nd</sup> Floor Deck Membrane Project, for concrete patches to the deck as completed by Monson Nicholas at an expense of \$16,044, to be funded by the Reserve fund.

## **Health Club Equipment**

After a motion by Monique Fouant, seconded by Sheldon Atovsky, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the replacement of the Life Fitness Multi Gym with a Matrix Multi Gym and the purchase of dumbbell rack, decline bench and kettlebell set and rack, including delivery and installation, as recommended by the Health Club Commission and as proposed by Total Fitness Connection at an expense of \$12,493.75, to be funded by the Reserve fund.

## **2<sup>nd</sup> Floor Carpet**

After a motion by Michael Parrie, seconded by Sheldon Atovsky, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the change order for the 2<sup>nd</sup> Floor Carpeting, to install carpeting consistent with the residential hallways, as proposed by Chicago Floor Systems Corp., at an expense of \$14,400, to be funded by the Reserve Fund.

## **Construction Requests**

After a motion by Michael Parrie, seconded by Angie Eden, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the remodeling plans for 307, 1503, 2105 and 3314 as submitted by the unit owners, following the recommendations of the chief engineer as outlined in their written specifications and in accordance with the Rules and Regulations and remodeling guidelines of the Park Tower Condo Association.

## **Business Reports**

### **Treasurer's Report**

Board Treasurer Lloyd Allison reported from the April 2024 Balance Sheet and Statement of Income & Expenses as presented by the Habitat Company.

### **Fund Balances End of April 2024**

Board Treasurer Lloyd Allison reviewed highlights from the April 2024 Balance Sheet and Statement of Income & Expenses as reported by the Habitat Company.

At the end of April 2024, Operating assets totaled \$1,904,719 and the Reserve cash and investments were \$4,778,978 for a total of cash and investments of \$6,683,697.

April 2024 Revenue and Expenses included Total Operating Revenue of \$655,930, Total Operating Expenses of \$448,296 Income from Garage of \$33,687, and a Contribution to Reserve of \$172,233, resulting in a surplus for the month of \$69,088.

### Management Report

General Manager Tim Patricio reviewed current business and activity of interest and reported sales for the month.

### ADJOURNMENT

There being no further business, after a motion by Monique Fouant, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to approve adjourning the June 10, 2024 Board Meeting at 8:44PM.

Monique M. Fouant  
Monique Fouant, Board Vice President

6/24/2024  
Date

Sheldon Atovsky  
Sheldon Atovsky, Board Secretary

6-24-2024  
Date