

May 16, 2025

2025 ANNUAL MEETING NOTICE Monday June 9, 2025 at 7:30PM

Dear Unit Owner,

The Park Tower Condo Association's 2025 Annual Meeting of the Unit Owners will be held on Monday June 9, 2025, at 7:30pm in the 2nd Floor Party Room at 5415 North Sheridan Road, Chicago, IL, 60640. An election to fill three (3) open Board seats will be held, expected to be followed by the June 2025 Board Meeting. The Association's auditors with Picker & Associates will be present to accept proxy forms, facilitate voting for anyone who prefers to vote in person at the meeting via an Official Ballot, and ultimately to tabulate and certify the results. The Board Meeting is expected at either a suspension of the Annual Meeting or the adjournment, depending on the timing of the auditor's tabulation efforts.

Owners are welcome and strongly encouraged to participate in the meeting, but **we urge as many Owners to participate in advance by submitting their proxy forms by mail or dropping them in the Proxy Box at the front desk. This is particularly important should you be unable to attend in person so we can reach the 20% quorum required to conduct business.**

During the Annual Meeting, the Association will hold an election to fill three (3) positions on the Board of Directors for two (2) year terms. The meeting requires a minimum 20% presence of unit Owners for quorum, either in person or by proxy. To participate via proxy, please follow the enclosed instructions and either return a signed and dated proxy form in the addressed envelope (to the auditing firm Picker and Associates) or have the individual you assign as proxy attend the meeting with the form. For Owners of multiple units, a proxy form for each unit is enclosed. The auditor will transfer any indicated votes on proxy forms to Official Ballots at the meeting.

Owners can also vote via the Official Ballot to be provided at the meeting, to be issued by the auditor. The auditor will register all ballots for use at the election in the 2nd Floor Party Room. **IMPORTANT** - To receive formal ballots at the meeting, Owners and proxy holders will need to bring a current government issued picture ID to confirm their identity.

The election will be conducted by 'Secret Ballot'. Ballots shall be marked only with the percentage of Ownership for the unit, and the list of candidates and lines for write-ins. The auditor will register the ballots to Owners and proxy holders who choose to vote via ballot. They will also assign ballots to any proxy forms mailed without another individual assigned as proxy. Owners who mail or drop off the proxy form in advance, may either assign another individual as proxy (where indicated), or leave it blank. For the purpose of

exercising the proxy form as directed by the Owner, a designated Board Member not running for election, will cast a ballot as indicated by the Owner. If a vote is not exercised on the proxy form, only the unit's percentage of Ownership will be counted towards quorum.

Owners of record who submitted Candidate Application Forms by the May 9, 2025 deadline are listed as candidates on the proxy and ballots. There are blank spaces for write-in candidates. Nominations for additional candidates can be taken in advance of balloting the night of the meeting. Candidates listed on the proxy have agreed to abide by the 'Board Election Rules' from the Park Tower Condominium Rules and Regulations Handbook. Included in the 'Board Election Rules' are the policies on campaigning, solicitation, and advertisement. Please contact the Management Office if you would like a copy or to report any violations. The rules can also be found at www.ptcondo.com/library.

The formal applications and information submitted by each candidate is enclosed for consideration. Each are invited to speak at Meet The Candidates Night, Wednesday, June 4th at 7pm in the 2nd Floor Party Room.

The Meet The Candidates Night is intended as a formal group meeting, chaired by a non-participating Board Member or an individual selected by the Board. Candidates will be welcome to make a short statement and then answer questions from members of the audience. Owners who cannot participate are invited to email questions in advance to parktowercondo-mgmt@habitat.com. We will forward these questions to the meeting chair for consideration, and respond with the answers once they are made available. We encourage Owners to participate in the Meet The Candidates Night and discuss issues with them.

Due to the nature of this event, it is possible a quorum of the current Board will be present and may be discussing business related to the operation of the Association. Voting on resolutions will not take place and minutes will not be kept. However, consistent with the Association's Bylaws and applicable law, since a quorum of Board Members is anticipated, **please consider this formal notice of a Board Meeting** at the above dates and times.

Please contact the Management Office if you have any questions regarding the 2025 Annual Meeting, proxy form, voting procedure or any other related business. The team can be reached at parktowercondo-mgmt@habitat.com, or by phone at 773-769-3250.

Respectfully,



Monique Fouant
Board Vice President
Park Tower Condominium Association

2025 Annual Meeting and Board Election

Park Tower Condo Association

Exercising A Proxy Form

Owners who cannot attend the meeting in person, June 9th, 2025 at 7:30pm in the Park Tower Party Room, may participate in the Annual Meeting and Election by completing a proxy form.

Each unit owner will receive one blank Proxy Form (enclosed) for each unit owned. There are four (4) candidates listed running for three (3) positions, as well as spaces provided for write in candidates. On each proxy form, you may cast up to three (3) votes as depicted below. Vote with 'whole' numbers (1 or 2) without exceeding a total combined of three (3) votes. No fractional votes are accepted. The three (3) candidates receiving the most votes, as determined by percentage of ownership, will be elected to serve terms of 2 years each. If you indicate no votes, as in "Example #4", only your percentage of ownership will be counted towards the meeting quorum.

Name	Example #1	Example #2	Example #3	Example #4
<u>Elvis Presley</u>	<u>1</u>	<u> </u>	<u>2</u>	<u> </u>
<u>Janis Joplin</u>	<u>1</u>	<u>1</u>	<u> </u>	<u> </u>
<u>George Michael</u>	<u>1</u>	<u> </u>	<u> </u>	<u> </u>
<u>Cher</u>	<u> </u>	<u>1</u>	<u>1</u>	<u> </u>
<u>(space for write in)</u>	<u> </u>	<u>1</u>	<u> </u>	<u> </u>
<u>(space for write in)</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total Votes:	3	3	3	0

The auditing firm **Picker and Associates, LLC**, is contracted by the Board of Directors to tabulate and certify the results of the 2025 election. If you leave the space toward the top of the Proxy Form blank (where indicated), a designated member of the Board who is not running will cast a ballot on your behalf, with the votes you exercise on the form. If you do not vote on the form, the auditor will only count your percentage of ownership towards quorum. You must **sign and date** where indicated, or the form is invalid.

Please seal the completed proxy form(s) in the enclosed envelope, add postage, and drop in the mail. Or drop it into the lock box to be provided at the doorman's station in the Park Tower lobby. Only the auditors have keys to this box to gather the Proxy Forms. If you intend to use this lock box instead of the mail, you may seal Proxy Forms in the enclosed envelope and drop in the box.

If you designate a proxy, but wish to change your vote, you may do so. The Proxy Form with the latest date will be recorded. Should you be able to attend the annual meeting in the 2nd floor Party Room, you may also change your desired vote by casting an official ballot at that time. The party room will be open for balloting and attendance at the meeting. You must bring a current government issued picture ID to sign out a ballot at the Annual Meeting.

Additional Proxy Forms are available by request from the management office.

BE SURE TO SIGN AND DATE YOUR PROXY FORM!

Thank you for participating in the PTCA 2025 election process.



PARK TOWER CONDOMINIUM ASSOCIATION

5415 N. SHERIDAN ROAD, SUITE 107, CHICAGO, ILLINOIS 60640-1966

PHONE: 773.769.3250 - FAX: 773.769.0047 - EMAIL: PARKTOWERCONDO-MGMT@HABITAT.COM - WWW.PTCONDO.COM

CANDIDATE APPLICATION FOR 2025 BOARD ELECTION

General Instructions:

1. Complete Section A: Nominee Information
2. Complete Section B: Statement of Qualifications
3. Complete Section C: Candidate Agreement
4. Hand deliver the completed application to the office by Friday May 9, 2025, or via:
 - US MAIL: Park Tower Condominium Association
5415 N. Sheridan Road Ste. 107
Chicago, IL 60640
 - FAX: 773-769-0047
 - E-MAIL: parktowercondo-mgmt@habitat.com

SECTION A: Nominee Information (Please PRINT or TYPE)

LLoyd ALLISON 1901 allison2298@sbcglobal.net
Name (printed) Unit # E-Mail Address

SECTION B: Statement of Qualifications

(Candidates may attach one page statement or one page resume for mailing.)

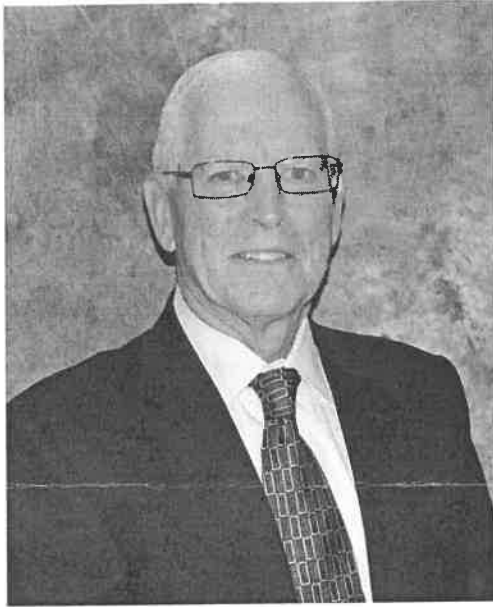
SECTION C: Candidate Agreement

I Lloyd Allison (Print Name) acknowledge willingness and agree to be nominated as a candidate for the office of Director of Park Tower Condominium Association, and serve in that capacity for two years if duly elected at the 2025 Annual Meeting on Monday June 9, 2025. By signing below, I certify that I am an owner of record and agree to abide by the 'Board Election Rules' from the Park Tower Condominium Rules and Regulations handbook and acknowledge I can be disqualified from candidacy, with any votes cast for me voided, should I be found to be or have been in violation of the 'Board Election Rules'.

Dated: 4/11/25 Signature: Lloyd Allison

TO BE INCLUDED WITH THE MAILING, COMPLETED APPLICATIONS MUST BE RECEIVED IN THE MANAGEMENT OFFICE NO LATER THAN 5:00PM FRIDAY MAY 9, 2025 WHETHER MAILED, FAXED, EMAILED, OR HAND DELIVERED.

OVER⇒



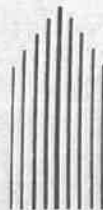
Lloyd was born in Chicago and raised in the Mt. Greenwood neighborhood. He moved to Park Tower in 2018 with his wife Rita, shortly before retiring. He attended St. Ignatius High School and earned his bachelor's degree from St. Norbert College. At that time, he also was granted his commission in the US Army and served a 13-month tour in Korea. Once home he married Rita in 1970.

Lloyd worked in the insurance industry for fifty years. He worked as an underwriter, a Bond manager and a marketing officer. For the last twenty-nine years he worked as the Marketing Vice President of a commercial insurance agency in Evanston and Skokie. Rita & Lloyd lived in Wilmette for over thirty years where he was involved in many local organizations. He was a board member/Officer of the Wilmette Jaycees, Sister Cities Association, Evanston Salvation Army, Downtown Evanston Organization and The Wilmette Foundation {Park District projects}.

After his family was raised, he and his wife moved to a Rogers Park condominium. He served on that condominium board for fourteen years prior to moving to Park Tower, which was the fulfillment of a dream to have a view of Lake Michigan.

Lloyd has been impressed with the willingness of the Park Tower community members to volunteer and has appreciated the many social activities sponsored by the association. He joined the budget committee in 2021 and agreed to serve on the board as a replacement for Jean Shamo who resigned in December 2022. He currently serves a Treasurer of the association.

If elected, he is looking forward to continuing to contribute to the outstanding place we all call home.



PARK TOWER CONDOMINIUM ASSOCIATION

5415 N. SHERIDAN ROAD, SUITE 107, CHICAGO, ILLINOIS 60640-1966

PHONE: 773.769.3250 - FAX: 773.769.0047 - EMAIL: PARKTOWERCONDO-MGMT@HABITAT.COM - WWW.PTCONDO.COM

CANDIDATE APPLICATION FOR 2025 BOARD ELECTION

General Instructions:

1. Complete Section A: Nominee Information
2. Complete Section B: Statement of Qualifications
3. Complete Section C: Candidate Agreement
4. Hand deliver the completed application to the office by Friday May 9, 2025, or via:
 - US MAIL: Park Tower Condominium Association
5415 N. Sheridan Road Ste. 107
Chicago, IL 60640
 - FAX: 773-769-0047
 - E-MAIL: parktowercondo-mgmt@habitat.com

SECTION A: Nominee Information (Please PRINT or TYPE)

Joseph Guzzardo 1801 JOE@Guzzardo.com
Name (printed) Unit # E-Mail Address

SECTION B: Statement of Qualifications

(Candidates may attach one page statement or one page resume for mailing.)

SECTION C: Candidate Agreement

I Joseph Guzzardo (Print Name) acknowledge willingness and agree to be nominated as a candidate for the office of Director of Park Tower Condominium Association, and serve in that capacity for two years if duly elected at the 2025 Annual Meeting on Monday June 9, 2025. By signing below, I certify that I am an owner of record and agree to abide by the 'Board Election Rules' from the Park Tower Condominium Rules and Regulations handbook and acknowledge I can be disqualified from candidacy, with any votes cast for me voided, should I be found to be or have been in violation of the 'Board Election Rules'.

Dated: May 7, 2025 Signature: Joseph Guzzardo

TO BE INCLUDED WITH THE MAILING, COMPLETED APPLICATIONS MUST BE RECEIVED IN THE MANAGEMENT OFFICE NO LATER THAN 5:00PM FRIDAY MAY 9, 2025 WHETHER MAILED, FAXED, EMAILED, OR HAND DELIVERED.

6 Million Dollars

That's what we spent around 30 years ago to reseal the exterior of the curtain wall surrounding our main tower. This expense was paid for out of our reserve fund. This is fine, that is what our reserve funds are for.

In 2010, we spent 1.8 million to reseal our entire curtain wall again. We took out a loan to complete that project. This is not fine, that's what our reserve funds are for and is a violation of our Condo Declaration.

We recently had the curtain wall inspected on selected tiers. What did that tell us? Our Reserve study is not clear on the projected lifespan of the building wide sealant that was completed in 2010.

I met a gentleman in the service elevator some years ago, who told me about water leakage from his windows. He told me he complained to the management office about the problem and was told there was nothing that could be done. He also mentioned there were several other units that had the same problem, units that had no such problem prior to the curtain wall sealant project.

I was informed by an association member that Harbor Point, our sister building, resealed only the panes that had leakage, whereas, here at Park Tower, we redid the sealant on every tier and every floor. As you can imagine, Harbor Point spent much less money than we did to address their curtain wall water leakage problem.

I've lived here at Park Tower for many years and I love it, both my home and the community I live in. One major problem, our assessments are extremely high, a fact made painfully clear when compared to other condominium buildings of our size, age and location near the lakefront. Generally, making things bigger saves money per unit. That's why we build super tankers and jumbo jets. That's why we buy economy sized detergent and venti sized coffee at Starbucks. Why don't these principles apply here? I've looked at several lakefront high rises, including high end luxury high rises along the gold coast. Compared to almost every building similar to ours, our assessments are significantly higher than theirs. Why?

The numbers don't lie. One of my favorite real estate websites, Redfin.com lists the Homeowner's Association (HOA) fees for many of the condominium units listed there. I invite you to research for yourself and tell me that our assessments (HOA fees) aren't high. On a square footage basis, the comparisons are even more stark. There is an inverse relationship between the value of your unit and the assessments charged to it.

Of particular interest is Harbor Point, designed by the same architects that did Park Tower, using the same type of design, and constructed 2 years after Park Tower. Harbor Point, located in the heart of Streeterville, is one of the most expensive residential areas in Chicago. Their units are larger than ours, while offering more amenities than we do. Their assessments are lower than ours and their reserve fund balance is over 12 million dollars, while our total cash balance is less than 7 million. How do you explain this?

My name is Joe Guzzardo. I'm a retired software engineer. As such, I know how to research difficult problems and solve them. Our board is responsible for understanding the laws and guidelines that apply to our association and applying them fairly and correctly to the issues at hand, not unlike what I did for all of my professional career.

One gentleman, at the "Meet the Candidates" meeting in 2023, asked specifically about efforts to use green technologies here at Park Tower. I responded by suggesting we utilize wind and solar energy where feasible, while my opponents offered only general platitudes.

I spearheaded the resurrection of our Green Committee and was instrumental in the acquisition of our weather station. This station can be used to record wind and sunlight data, giving us a good indicator of the viability of capturing this energy for our benefit.

These are a few of the things I'd like to consider if I were a member of our board. For more information, please visit my website at **ParkTower.US**



PARK TOWER CONDOMINIUM ASSOCIATION

5415 N. SHERIDAN ROAD, SUITE 107, CHICAGO, ILLINOIS 60640-1966

PHONE: 773.769.3250 - FAX: 773.769.0047 - EMAIL: PARKTOWERCONDO-MGMT@HABITAT.COM - WWW.PTCONDO.COM

CANDIDATE APPLICATION FOR 2025 BOARD ELECTION

General Instructions:

1. Complete Section A: Nominee Information
2. Complete Section B: Statement of Qualifications
3. Complete Section C: Candidate Agreement
4. Hand deliver the completed application to the office by Friday May 9, 2025, or via:
 - US MAIL: Park Tower Condominium Association
5415 N. Sheridan Road Ste. 107
Chicago, IL 60640
 - FAX: 773-769-0047
 - E-MAIL: parktowercondo-mgmt@habitat.com

SECTION A: Nominee Information (Please PRINT or TYPE)

Sheridan Hodges 401 Shodges@mindspring.com
Name (printed) Unit # E-Mail Address

SECTION B: Statement of Qualifications

(Candidates may attach one page statement or one page resume for mailing.)

see attached

SECTION C: Candidate Agreement

I Sheridan Hodges (Print Name) acknowledge willingness and agree to be nominated as a candidate for the office of Director of Park Tower Condominium Association, and serve in that capacity for two years if duly elected at the 2025 Annual Meeting on Monday June 9, 2025. By signing below, I certify that I am an owner of record and agree to abide by the 'Board Election Rules' from the Park Tower Condominium Rules and Regulations handbook and acknowledge I can be disqualified from candidacy, with any votes cast for me voided, should I be found to be or have been in violation of the 'Board Election Rules'.

Dated: 5-9-25 Signature: Sheridan Hodges

TO BE INCLUDED WITH THE MAILING, COMPLETED APPLICATIONS MUST BE RECEIVED IN THE MANAGEMENT OFFICE NO LATER THAN 5:00PM FRIDAY MAY 9, 2025 WHETHER MAILED, FAXED, EMAILED, OR HAND DELIVERED.

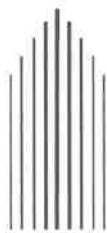
OVER⇒

Sheridan Hodges joined the Park Tower Condo (PTC) community relatively recently in early 2021 after she and her husband, John Yardley, a graphic designer, relocated from Atlanta, Georgia, their home of over 40 years, to live closer to their daughter, an executive assistant and educator at the School of the Art Institute of Chicago.

With a professional background in publishing and more than 20 years in K-12 education, Sheridan brings extensive experience in collaboration, communication, and community engagement. In Atlanta, she was actively involved in civic life, serving as president of the local PTA and volunteering in the public library. In her free time, Sheridan enjoys reading, quilting, baking, and taking long walks along the lakefront during the warmer months.

Now continuing her career in education as an assistant at Goudy Elementary School, Sheridan has also become an engaged member of the PTC community. She regularly attends Board meetings, volunteers in the package room, and participates in the Social Commission. Most recently, she served on the Ad Hoc Committee to review and update the building's Rules and Regulations, contributing thoughtful insights grounded in both experience and her keen attention to detail.

As a former longtime renter, then homeowner in Atlanta, and now a condominium owner, Sheridan understands the nuances of different types of residential living. She brings a fresh, informed perspective to the Board, with a focus on thoughtful decision-making and transparent communication. She will also serve as the Board's liaison to ASCO, ensuring that updates and initiatives from our broader community are shared in a timely and effective manner.



PARK TOWER CONDOMINIUM ASSOCIATION

5415 N. SHERIDAN ROAD, SUITE 107, CHICAGO, ILLINOIS 60640-1966

PHONE: 773.769.3250 - FAX: 773.769.0047 - EMAIL: PARKTOWERCONDO-MGMT@HABITAT.COM - WWW.PTCONDO.COM

CANDIDATE APPLICATION FOR 2025 BOARD ELECTION

General Instructions:

1. Complete Section A: Nominee Information
2. Complete Section B: Statement of Qualifications
3. Complete Section C: Candidate Agreement
4. Hand deliver the completed application to the office by Friday May 9, 2025, or via:
 - US MAIL: Park Tower Condominium Association
5415 N. Sheridan Road Ste. 107
Chicago, IL 60640
 - FAX: 773-769-0047
 - E-MAIL: parktowercondo-mgmt@habitat.com

SECTION A: Nominee Information (Please PRINT or TYPE)

Michael Parrie	5401	michaelparrie@gmail.com
Name (printed)	Unit #	E-Mail Address

SECTION B: Statement of Qualifications

(Candidates may attach one page statement or one page resume for mailing.)

Please see attached.

SECTION C: Candidate Agreement

I Michael Parrie (Print Name) acknowledge willingness and agree to be nominated as a candidate for the office of Director of Park Tower Condominium Association, and serve in that capacity for two years if duly elected at the 2025 Annual Meeting on Monday June 9, 2025. By signing below, I certify that I am an owner of record and agree to abide by the 'Board Election Rules' from the Park Tower Condominium Rules and Regulations handbook and acknowledge I can be disqualified from candidacy, with any votes cast for me voided, should I be found to be or have been in violation of the 'Board Election Rules'.

Dated: 5/2/2025 Signature: Michael Parrie

TO BE INCLUDED WITH THE MAILING, COMPLETED APPLICATIONS MUST BE RECEIVED IN THE MANAGEMENT OFFICE NO LATER THAN 5:00PM FRIDAY MAY 9, 2025 WHETHER MAILED, FAXED, EMAILED, OR HAND DELIVERED.

OVER⇒

SUMMARY OF
QUALIFICATIONS

A resident owner of Park Tower since 2004 and served as Board 1st Vice President from 2013 to 2016 and as Board President from 2016 to the present. My focus on the Board has been and will continue to make sound decisions following the recommendations of our professionals, and work collaboratively with Management, my fellow Board members, and Owners.

ACCOMPLISHMENTS



- Served as the Board Liaison for
 - Home Improvement Committee overseeing hall decorating, etc.
 - Rules & Regulations Committee that listens to alleged violations.
 - In 2018, Ad Hoc Bulk Cable & Internet Committee that finalized our RCN 5-year competitive contract for 2019 thru 2024.
 - In 2014, Ad Hoc Rules Review Committee that completely overhauled the Construction & Remodeling Guidelines, re-structured Board elections to be secret ballots, as well as updated rules and fines overall.
 - In 2024, Ad Hoc Rules Review Committee that made updates.
- A 10-year assessment increase average of 3.66% to maintain a 50-year-old building, providing modest predictability for owners, and the continued distinction of NO special assessments.
- Increasing our reserves to prepare for unknown or large expenses, such as finishing the six remaining hot water risers, the HVAC risers beginning in 2028-29, curtain wall sealants in 2030-31, elevator controls and equipment in 2031-33, main boiler replacement in 2033-34, and chiller replacement in 2034-35.

CONDO
CERTIFICATION**Association of Condo, Townhouse, Homeowners Association**

2017

Learn & Lead Program – All Classes Completed for Certification

- Governance
- Administration
- How to Be a Compliant Board Member
- How to Deal with Non-Compliant Board Members
- Finances
- Meetings & Elections
- Physical Aspects
- Insurance

PROFESSIONAL
EXPERIENCE**J. Sterling Morton High School District 201, Cicero/Berwyn, Illinois**

Assistant Principal

2013-Present

Director of Curriculum, Instruction, and Assessment

2008-2013

Chemistry Teacher

2003-2008

Concordia University of Chicago, River Forest, IllinoisAdjunct Professor of Educational Leadership
for master's and doctoral-level classes

2006-Present

HONOR

Illinois State Board of Education

"Those Who Excel" Excellence in Administration Award

2022

EDUCATION

Loyola University of Chicago

Superintendent's Endorsement

2016

Doctor of Philosophy – Administration and Supervision

2006

Master of Education – Administration and Supervision

2002

Bachelor of Science, *cum laude* – Chemistry

1999

I ask for your vote in the 2025 Board of Directors election.