



PARK TOWER CONDOMINIUM ASSOCIATION

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Board of Directors Meeting Minutes Monday, April 14, 2025

Meeting Location: 2nd Floor Party Room

Call to Order: 7:47pm

Members Present: Michael Parrie
Monique Fouant
Sheldon Atovsky
Angie Eden

Members Absent: Lloyd Allison

Management: Shruti Kumar, Property Supervisor
Timothy Patricio, General Manager
Danny Bravman, Community Manager

Open Session

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

Commission Reports

ASCO Liaison Angie Eden reported on the results of discussion about the recent suggestion that Sheridan Road be put on a road diet to reduce traffic around the Catalpa intersection, but that it was a non-starter. For now, only a 'stop ahead' sign will be considered.

Social Commission Acting Chair Sheldon Atovsky discussed the recent TGIF and the upcoming movie night expected on Saturday May 17th. He thanked volunteers and staff whom assisted with the TGIF event. He reported there will not be an Easter Brunch and egg hunt this year. Join the Social Commission e-mail group to be included on news and announcements for coming events, just send a request to: ptcasocial@rcn.com.

Monique Fouant, liaison to the Health Club Commission mentioned a few reminders – please shower, please be properly attired, please do not wear wet attire on the elevators, and please be respectful of members even if they are wearing political attire.

Home Improvement Board Liaison Michael Parrie reported that there has been a continued delay with the elevator remodeling due a vendor not being responsive to an order for the wall materials. The commission unanimously chose a sample from the vendor who already provided the flooring, and is presently coordinating logistics. The commission's next meeting is on Monday, April 21st at 6:00 pm in the 2nd floor party room. All owners are welcome to attend.

Board Report

Board President Michael Parrie apologized on behalf of the Board for the delay in statement printing for April. The due date for April assessments is now Tuesday, April 15th. No late fees will be applied

before this date.

He thanked the Social Commission for another successful TGIF event.

He stated the Board would also like to thank our Management company, Habitat, and our maintenance leadership team, for all their work in preparing bids for us to approve tonight. The large number demonstrates how there is a lot of work to do for our building that is over 50 years old.

He reminded owners of the garage power wash on Monday, May 12th thru Thursday, May 15th asking parkers to please move their cars or have someone move it for you on your designated day(s), and reminded that we have a residents' forum next week Tuesday, April 22 at 7:00 pm in the party room.

Finally, he announced that the Board will accept the resignation of one of its members. He said, "Angie Eden has served on the Board for two years. She has brought a legal lens and the perspective of a newer owner for the Board and management to consider. Angie has worked hard representing Park Tower at the ASCO meetings and has hosted many new residents' meetings over this time. Due to work conflicts occurring on Mondays beginning in the fall, Angie regrettably resigns effective at the end of the day Sunday, April 27th, the day of her last new residents' meeting. The Board thanks Angie for her service to the Park Tower community!"

Angie Eden spoke about her resignation and thanked owners for the opportunity to serve.

Michael Parrie reported that to complete the remainder of Angie's term expiring in June 2025, the Board plans to appoint Sheridan Hodges. He said, "Sheridan and her husband moved to Chicago and Park Tower from Atlanta in January 2021 to be closer to their only child. She has over 20 years of experience in education. Sheridan continues her work as an assistant at the local elementary school, Goudy. She has embraced the Park Tower community by regularly attending Board meetings, volunteering in the package room, and getting to know her neighbors through the Social Commission. Most recently, Sheridan served on the Ad Hoc Commission to Review the Rules and Regulations, where she contributed to updating and improving community guidelines. The Board welcomes Sheridan to her new position in two weeks and looks forward to the collaboration!"

Amend Agenda

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 amend the agenda to include action item #18, accepting a Board member resignation and appointing a new Board member to complete the term expiring in June 2025.

Closed Session Business

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 fine eleven unit owners \$100 for not having proof of insurance, and doubling thereafter for each subsequent month, up to the maximum fine of \$1,000 monthly, until adequate proof of insurance is provided.

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 fine five unit owners \$50 for not attending the new resident meeting, and doubling thereafter for each subsequent month, up to the maximum fine of \$200 monthly, until they attend a new resident meeting.

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 fine a unit owner \$1,000 for each smoking event, or \$2,000 for the two events, and remind the owner that this may double for

each subsequent event.

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 fine a unit owner \$200 for garbage chute misuse and abuse.

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 fine a unit owner \$100 for each repeated noise disturbance, or \$300 for the three events, and remind the owner that this may double for each subsequent event; in addition, he moves that the Board of Directors direct the Board Attorney to write a letter to this owner who is demonstrating inappropriate behavior in the common areas, and if this continues, this may result in potential litigation.

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 find a unit owner responsible for altering and damaging their entry door and agrees that the owner should pay for replacement, pending a notice of violation and opportunity for a hearing with the Rules and Regulations Commission.

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 hold a unit owner responsible for damage to the main garage ramp exit door, and agrees that the owner should be charged for repairs to the door and any ancillary expenses related to the event such as the staff time responding and the temporary traffic lights, pending a notice of violation and opportunity for a hearing with the Rules and Regulations Commission.

Minutes – Board Meeting Monday March 10, 2025

After a motion by Sheldon Atovsky, seconded by Angie Eden, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the minutes from the Board Meeting held on March 10, 2025.

Updated 22.1 Disclosure

After a motion by Angie Eden, seconded by Monique Fouant, 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 March 2025.

Annual Meeting Calendar

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 formal scheduling of the 2025 PTCA Annual Meeting of Unit Owners for Monday June 9th, 2025, at 7:30pm, as well as Meet the Candidates Night on Wednesday June 4th at 7pm, and directs the necessary notices and mailings be drafted and distributed by Management as proposed.

2024/2025 Audit

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 renewing the auditing

service contract as proposed with Picker and Associates for the 2024/2025 and 2025/2026 fiscal year end audits of the association's financial statements, for an annual fee of \$6100.

Elevator Remodeling Project

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 purchase of upper wall paneling for the elevator remodeling project, as proposed by ICG Italia, as recommended by the Home Improvement Commission, for an expense of \$12,147.51 to be funded by the Reserve Fund.

Jacuzzi Jet Replacements

After a motion by Monique Fouant, seconded by Angie Eden, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the replacement of the pool area jacuzzi jet bodies, as proposed by All Seasons Pools & Spas, at an expense of \$5900, to be funded by the Reserve Fund.

Building Automation System Upgrade

After a motion by Angie Eden, seconded by Sheldon Atovsky, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve hiring Elara Engineering to assist with specifications and proposals for the Building Automation System upgrade project, and hereby establishes a budget for fees of \$24,000 to be funded by the Reserve Fund.

Main Loop Heat Exchanger Leak Repair

After a motion by Sheldon Atovsky, seconded by Monique Fouant, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the repair of the main loop heat exchanger as proposed by Kroeschell Engineering at an expense of \$11,550 to be funded by the Reserve Fund.

Phase 2 Valve Replacements

After a motion by Angie Eden, seconded by Monique Fouant, and discussion, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the repair of the main gate valves serving the mall area and 2nd Floor as proposed by WJO Chicago at an expense of \$10,600 to be funded by the Reserve Fund.

2025 Riser Projects

After a motion by Sheldon Atovsky, seconded by Monique Fouant, and discussion, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve a budget of \$458,370 for the planned 2025 domestic riser replacement projects, including the High Zone '01 kitchens, the Low Zone '10 kitchens and '11 Guest Baths, and Low Zone '11 kitchens, the funding of which includes a provision for the bulk purchase of materials of \$12,000, \$371,370 for plumbing as proposed by Fettes, Love & Sieben, carpentry as proposed by Green Tech Decorating, and insulation and fire-stopping as proposed by Dettmann Industries, Inc., and provision of \$75,000 (approximately 20%) to address unknown conditions as they arise, to be funded by the Reserve Fund.

Exterior Fence With Park

After a motion by Angie Eden, seconded by Sheldon Atovsky, and discussion, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the

replacement of the east fence with the park as proposed by Skyline Metal Fabrication at a cost not to exceed \$47,800, to be funded by the Reserve Fund.

Condenser Pump #4

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 condenser pump #4 as proposed by Hayes Mechanical at an expense of \$79,400, to be funded by the Reserve Fund.

Garage Door Slats

After a motion by Sheldon Atovsky, seconded by Angie Eden, and discussion, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the purchase of 20 garage door replacement slats (10 each for the exit and entry doors) as proposed by Door Systems at an expense of \$5,930.

Chiller Refrigerant

After a motion by Angie Eden, seconded by Monique Fouant, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the purchase of 600 pounds of refrigerant for Chiller #2 and 1500 pounds for stock, as proposed by WJO Chicago at a total combined expense of \$36,580, to be funded by the Reserve Fund.

Pool Area Glass & Frames

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 repairs to the pool area exterior framed glass barrier as proposed by Green Tech Decorating at an expense of \$8000, to be funded by the Reserve Fund.

Construction Requests

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 remodeling plans for units 905/906, 1603, 2911, 3911, 4101 and 5001, as submitted by the unit owner, 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.

Accept Resignation of Board Member and Appoint New Board Member

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 accept the resignation of Angie Eden as a member, effective at the end of the day April 27th, and appoints Sheridan Hodges, of Unit 401, to fill the remainder of the term expiring June 2025 effective at the beginning of the day April 28th, and hereby appoints Sheridan Hodges as the building ASCO representative and co-liaison to the new residents' welcome commission.

Treasurer's Report

Board Vice President Monique Fouant reviewed key details from the January 2025 Balance Sheet and Statement of Income & Expenses as reported by the Habitat Company.

At the end of February 2025, Operating assets totaled \$1,826,769 and the Reserve cash and investments were \$5,067,184 for a total of cash and investments of \$6,893,953.

February 2025 Revenue and Expenses included Total Operating Revenue of \$633,059 Total Operating Expenses of \$468,893, Income from Garage of \$51,913, and a Contribution to Reserve of \$172,233, resulting in a surplus for the month of \$43,846.

Management Report

General Manager Timothy Patricio reviewed current business of interest.

Adjournment

There being no further business, after a motion by Monique Fouant, seconded by Angie Eden, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to adjourn the April 14, 2025 Board Meeting at 8:32pm.

Michael Parrie

Michael Parrie, Board President

5/12/2025

Date

Sheldon Atovsky

Sheldon Atovsky, Board Secretary

5-12-2025

Date