



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

Park Tower Condominium Association 2024 Annual Meeting Minutes June 10, 2024

Board Members Present: Michael Parrie, Board President
Lloyd Allison, Treasurer
Sheldon Atovsky, Secretary
Monique Fouant, Vice President
Angie Eden, 2nd Vice President

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

Auditor Representative: Logan Park, Auditor/Election Tabulator, Picker and Associates

Call to Order:

The Meeting Chair (current Board President Michael Parrie) called the 2024 Annual Meeting of the Park Tower Condominium Association to order at 7:35PM, and confirmed with the Picker and Associates auditor a minimum 20% quorum of Association members present in person or by proxy, in order to conduct the meeting.

Introduction of Board Members, Management and Election Tabulator

The meeting chair introduced the current Board Members, representatives present from Management and Election Tabulator from the Association's auditing firm Picker and Associates.

Present from the Board of Directors was Michael Parrie, Monique Fouant, Sheldon Atovsky, Lloyd Allison and Angie Eden. Present from Management was Property Supervisor Shruti Kumar, General Manager Tim Patricio and Assistant Manager Danny Bravman. Present from the auditing firm Picker and Associates for issuing ballots and tabulation of results, was auditor Logan Park.

Approval of Minutes:

Meeting Chair Michael Parrie called for a motion to approve the minutes of the PTCA 2023 Annual Meeting. After a motion by Richard Rouse (Unit 2303), seconded by Betty Terry-Lundy (Unit 4306), the Ownership of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the minutes of the 2023 Annual Meeting held on Monday June 12, 2023. Michael Parrie affirmed the ayes had it unanimously, as follows:

RESOLVED, that the Ownership of the Park Tower Condominium Association hereby approves and accepts the Minutes of the Park Tower Condo Association 2023 Annual Meeting that was held on Monday June 12, 2023.

Statement of Purpose of Meeting

Meeting Chair Michael Parrie stated the purpose of the 2024 Annual Meeting is to elect two Unit Owners to the Board of Directors to each serve a two-year term.

Introduction of Candidates, Nominations From the Floor, Call for Ballots

Meeting Chair Michael Parrie introduced the Candidates of Record: Sheldon Atovsky (Unit 3306), Monique Fouant (Unit 4701), and Joseph Guzzardo (Unit 1801). He then called for any nominations from the floor, and none were made.

He then called for a motion for final call for ballots.

After a motion by Sheridan Hodges (Unit 401) seconded by William Oren (Unit 5314), the Ownership of the Park Tower Condo Association voted unanimously in favor of a resolution to make a final call for ballots at 7:39PM. Michael Parrie affirmed the ayes had it unanimously, as follows:

RESOLVED, that the Ownership of the Park Tower Condominium Association hereby approves a final call for ballots at 7:39PM.

The Association's auditor made a final collection of ballots.

Announcement of Election Results

Meeting Chair Michael Parrie confirmed with the auditor that the preliminary election results were ready to be summarized by the Election Tabulator Logan Park. The Election Tabulators presented the percentage of the total quorum, and portion of the vote each candidate received:

Total Quorum: 28.49%

In order by highest percentage of vote:

Sheldon Atovsky 42.79% (elected)

Monique Fouant 44.74% (elected)

Joseph Guzzardo 12.47% (not elected)

It was noted the election results were expected to be formally certified by letter from the auditor the next business day.

Adjournment

There being no further business, Meeting Chair Michael Parrie called for a motion to adjourn the 2024 Annual Meeting.

After a motion by Richard Rouse (Unit 2303), seconded by Laura Carl (Unit 3015), the Unit Owners of the Park Tower Condo Association unanimously voted in favor of a resolution to approve adjourning the 2024 Annual Meeting at 7:41PM. Michael Parrie affirmed the ayes had it unanimously, as follows:

RESOLVED, that the Ownership of the Park Tower Condominium Association hereby approves adjourning the 2024 Park Tower Condominium Association Annual Meeting at 7:41PM.

Michael Parrie
Michael Parrie (Board President)

6/9/2025
Date

Sheldon Atovsky
Sheldon Atovsky (Board Secretary)

6.9.2025
Date