



# PARK TOWER CONDOMINIUM ASSOCIATION

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## Board of Directors Meeting Minutes Monday, May 12, 2025

**Meeting Location:** 2nd Floor Party Room

**Call to Order:** 7:44pm

**Members Present:** Michael Parrie  
Monique Fouant  
Sheldon Atovsky  
Sheridan Hodges  
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 Sheridan Hodges talked about topics discussed at the most recent meeting including new speed cameras on Broadway by the armory, a music festival coming soon and rezoning between Devon and Foster which includes affordable housing. You can visit the 48th Ward Alderwoman's website for more information, [the48thward.org](http://the48thward.org).

Social Commission Acting Chair Sheldon Atovsky discussed the upcoming movie night presentation of The Princess Bride, May 17th and planning for the Independence Day Picnic for Friday July 4th. He reported the next Commission meeting will be June 3rd at 5:30pm on ZOOM. 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](mailto:ptcasocial@rcn.com).

Health Club Commission liaison Monique Fouant reported that there will be Commission Meeting on June 5, 2025 at 4pm.

Home Improvement Board Liaison Michael Parrie reported that the commission reviewed samples of 2nd floor deck patio furniture pillows and cushions and has made a recommendation for the board to consider tonight. The commission's next meeting is on Monday, May 19th at 6:00 pm in the 2nd floor party room. All owners are welcome to attend.

### Board Report

Board President Michael Parrie noted we have a garage power wash this week thru Thursday, May 15th. He reminded parkers to please move your car or have someone move it for you on your

designated day(s).

He also reported it's the beginning of election season for Park Tower; Meet the Candidates Night is Wednesday, June 4th at 7pm in the Party Room. Please be sure to turn in your proxy before the June 9th Annual Meeting, or fill out a ballot at the meeting, in order to ensure we meet the 20% quorum and avoid a costly new election.

### **Closed Session Business**

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 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 Sheldon Atovsky, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to fine four 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 Monique Fouant, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to fine a Unit Owner \$500 for common area damages.

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 fine a Unit Owner \$100 for the release of insects within a unit.

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 \$250 for having an unleashed dog in the common areas.

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 \$250 for common area disturbances and elevator misuse, with a warning that the fine may double for subsequent events.

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 fine a Unit Owner \$250 for beginning in unit construction work without approval.

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 \$250 for unsafe driving in the garage and \$50 for threatening behavior.

After a motion by Michael Parrie, seconded by Sheridan Hodges, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to fine a Unit Owner \$200 for minor common element property damage.

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 deny a Unit Owner's request to waive a \$120 fee for leak investigation fees.

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 3 Unit Owner

Service/Support animal applications as recommended by the Association's legal counsel.

### **Minutes – Board Meeting Monday April 14, 2025**

After a motion by Sheldon Atovsky, seconded by Sheridan Hodges, the Board of Directors of the Park Tower Condo Association voted 4 to 1 in favor of a resolution to approve the minutes from the Board Meeting held on Monday April 14, 2025. Lloyd Allison abstained.

### **Updated 22.1 Disclosure**

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 22.1 disclosure as drafted with the best available information through April 2025.

### **Annual Meeting Notice**

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 accept the 2025 Annual Meeting Notice as drafted and directs that management coordinate the necessary mailing and distribution to Unit Owners.

### **Chiller Refrigerant**

After a motion by Lloyd Allison, 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 rescinding the previous approval of the purchase of 600 pounds of refrigerant for Chiller #2 and 1500 pounds for stock, through WJO Chicago at an expense of \$36,588, and approves management's decision to instead accept the same purchase as proposed through Kroeschell Engineering at a total combined expense of \$37,442, to be funded by the Reserve Fund.

### **Closed Loop Pump**

After a motion by Sheridan Hodges, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the action taken by the staff to have Closed Loop Pump #2 repaired, as done by Fluid Technologies Inc., at an expense of \$15,118 to be funded by the Reserve Fund.

### **2nd Floor Deck Railing Painting**

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 painting of the 2nd floor deck railing, as proposed by Green Tech Decorating, at an expense of \$2850.

### **2nd Floor Deck Furniture**

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 purchasing new 2nd floor deck furniture as proposed by Tropitone and recommended by the Home Improvement Commission, at an expense of \$20,671.08 to be funded by the reserve fund.

### **Construction Requests**

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 the remodeling plans for units 1007 and 5512, 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.

### **Treasurer's Report**

Board Treasurer Lloyd Allison reviewed key details from the March 2025 Balance Sheet and Statement of Income & Expenses as reported by the Habitat Company.

At the end of March 2025, Operating assets totaled \$1,754,634 and the Reserve cash and investments were \$5,127,118 for a total of cash and investments of \$6,881,752.

March 2025 Revenue and Expenses included Total Operating Revenue of \$672,971 Total Operating Expenses of \$475,100, Income from Garage of \$41,385, and a Contribution to Reserve of \$176,058, resulting in a surplus for the month of \$63,197.

### **Management Report**

General Manager Timothy Patricio reviewed current business of interest and the most recent sales activity.

### **Adjournment**

There being no further business, after a motion by Monique Fouant, seconded by Sheridan Hodges, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve adjourning the May 12, 2025, Board Meeting at 8:08PM.

Michael Parrie  
Michael Parrie, Board President

6/9/2025  
Date

Sheldon Atovsky  
Sheldon Atovsky, Board Secretary

6-9-2025  
Date