



PARK TOWER CONDOMINIUM ASSOCIATION

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Board of Directors Meeting Minutes Monday, September 8, 2025

Meeting Location: 2nd Floor Party Room

Call to Order: 7:36pm

Members Present: Michael Parrie
Sheldon Atovsky
Sheridan Hodges
Lloyd Allison

Members Absent: Monique Fouant

Management: Tricia Conway, VP Of Condominium Management
Timothy Patricio, General Manager
Danny Bravman, Assistant Manager
Scott Turton, Assistant Manager

Open Session

Board President Michael Parrie called the meeting to order at 7:36pm.

Commission Reports

Social Commission Acting Chair Sheldon Atovsky reported that the Commission is hosting TGIF this Friday September 12 at 5:30pm in the lobby, and a movie night on October 18th. The next meeting will be held Monday October 6th at 7:30pm via 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.

ASCO Liaison Sheridan Hodges reported on an upcoming fundraiser for ASCO, and encouraged residents to call 311 and the Alderwoman's Office to report tents in the park. They also spoke about the Private Sector Camera Initiative being coordinated through the OEMC and first responders.

Health Club Commission liaison Monique Fouant reported that the Commission requested another fan for the Cardio Room.

Home Improvement Commission liaison Michael Parrie reported they will have their next meeting on Monday, September 15, at 6pm in the 2nd floor party room.

Board Report

The Board thanked the Home Improvement Commission for its design work for the elevator cab interiors. Overall, the feedback from owners has been positive.

Closed Session Business

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 approve a Unit Owner's request for an extension to rent their unit by 3 months.

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 a write off to bad debt for a unit owner account that was reported as uncollectible by the Association's attorney in the amount of \$40,756.41, to be drawn against the balance sheet category 'allowance for doubtful accounts'.

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 a write off to bad debt for a unit owner account that was reported as uncollectible by the Association's attorney in the amount of \$74,924.53, to be drawn against the balance sheet category 'allowance for doubtful accounts'.

After a motion by Michael Parrie, seconded by Sheridan Hodges, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to fine five Unit Owners \$100 for not having proof of insurance, to double thereafter for each subsequent month, up to the maximum fine of \$1,000 until adequate proof of insurance is provided.

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 two Unit Owners \$50 for not attending the new residents meeting, to 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 Sheldon Atovsky, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to fine a Unit Owner \$250 for a health and safety violation, with a warning the fine may double for future events.

After a motion by Michael Parrie, seconded by Sheridan Hodges, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to fine a Unit Owner \$250 for smoke odors, with a warning the fine may double for future events.

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 a Unit Owner \$1000 for unlawful behavior and hereby revokes the privilege of access to the package room without an appointment and staff escort to be scheduled in advance with the Management Office.

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 accept a Unit Owners request for an assistance animal, as recommend by the Association's legal counsel.

Minutes – Board Meeting Monday August 11, 2025

After a motion by Sheldon Atovsky, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to approve the minutes from the Board Meeting held on Monday August 11, 2025.

Updated 22.1 Disclosure

After a motion by Sheridan Hodges, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to approve the 22.1 disclosure as drafted with the best available information through July 2025.

Security Services Contract

After a motion by Sheldon Atovsky, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to approve a letter of intent to be written to Harvard Protection Services.

EV Parking Spaces

After a motion by Lloyd Allison, seconded by Sheridan Hodges, and discussion the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to approve the preparation of 10 additional parking spots in the garage for electric vehicle charging capabilities as proposed by Dunning Electrical Services, Inc., for an expense of \$2858 per space (or \$28,580) to be funded by the Reserve Fund.

Roof Repairs

After a motion by Lloyd Allison, seconded by Sheldon Atovsky, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to ratify the decision by management to conduct roof repairs to address leaking, as proposed by Knickerbocker Roofing and Paving, Inc., for an expense of \$8350 to be funded by the Reserve Fund.

Construction Request

After a motion by Michael Parrie, seconded by Sheridan Hodges, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to approve the remodeling plans for units 906, 2009, 3111, 3606 and 5511 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 highlights from the most recent financial reports, for the period July 2025, as submitted by the Habitat Company.

At the end of July 2025, Operating assets totaled \$1,769,789 and the Reserve cash and investments were \$5,317,866 for a total of cash and investments of \$7,087,655.

July 2025 Revenue and Expenses included Total Operating Revenue of \$653,858, Total Operating Expenses of \$463,052, Income from Garage of \$27,791, and a Contribution to Reserve of \$176,058, resulting in a deficit for the month of \$69,913.

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 Sheridan Hodges, seconded by Sheldon Atovsky, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to approve the September 8, 2025, Board Meeting at 7:56PM.

Michael Parrie

Michael Parrie, Board President

10/13/2025

Date

Sheldon Atovsky

Sheldon Atovsky, Board Secretary

10-13-2025

Date