



PARK TOWER CONDOMINIUM ASSOCIATION

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Board of Directors Meeting Minutes Monday, October 13, 2025

Meeting Location: 2nd Floor Party Room

Call to Order: 7:38pm

Members Present: Michael Parrie
Monique Fouant
Sheldon Atovsky
Sheridan Hodges
Lloyd Allison

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

Open Session

Board President Michael Parrie called the meeting to order at 7:38pm.

Commission Reports

Social Commission Acting Chair Sheldon Atovsky reported on the September 12th TGIF and thanked volunteers and staff for their efforts, and said that the Commission is hosting a movie night – presenting “Sully” – in the Party Room at 5:45pm on October 18th, with popcorn and pizza. He thanked engineer Patrik Janic for rescuing the fake birch trees by installing new bases. The next meeting will be held Monday November 17th 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 improvements being coordinated by the Alderwoman, including the audible sidewalk at Sheridan and Balmoral, and suggested residents can visit the 48th Ward website, <https://the48thward.org>, to learn more about neighborhood improvements being coordinated.

On behalf of the Home Improvement Commission, Board President Michael Parrie suggested Owners may want to check out the newly added furniture and fire pit on the 2nd floor deck. Also, at its last meeting, the commission discussed its disappointment with the landscaping and how it may be necessary to either meet with Yellowstone to discuss the concerns or to find a new landscaping company. This may require a higher budget amount as Yellowstone is not meeting our expectations, unless we are okay with lowering the expectations. The commission will have its next meeting on Monday, October 20, at 6 pm in the 2nd floor party room.

Board Report

The board will be meeting with the Budget & Finance Commission next month to begin discussions on the proposed budget for the next fiscal year, as presented by management. Owners are welcome to observe the process on Saturdays, November 8, 15, and 22, from 9 am to 12 pm in the party room. In addition, residents are welcome to attend our residents' forum on Thursday, October 23rd at 7 pm in the party room to discuss what is on their mind.

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 instruct legal counsel with Kovitz, Shifrin, Nesbit, to respond and defend against a State Of Illinois IDHR complaint filed by a unit owner, related to a case where an application for an assistance animal was determined to be insufficient, and to inform our Directors and Officers insurance carrier.

After a motion by Michael Parrie, seconded by Monique Fouant, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to fine four 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 Sheldon Atovsky, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to fine six 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 at a meeting is satisfied.

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 an unleashed dog in a common area, with a warning that such a fine may double for future events.

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 \$200 for two noise violations and \$500 for threatening behavior, with a warning that such fines may double for future events.

After a motion by Michael Parrie, seconded by Monique Fouant, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to fine a Unit Owner \$500 for smoking in a common area and \$1000 for a health and safety hazard, with a warning the fine may double and parking privileges may be lost if such behavior recurs.

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 an unleashed dog in a common area, with a warning that such a 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 \$100 for repeated noise disturbances, with a warning that such a fine may double for future events.

After a motion by Michael Parrie, seconded by Monique Fouant, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to fine a Unit Owner \$50 for

five instances of a guest using the residents security fob to enter the health club unattended, for a total of \$250, with a warning that such a fine may double for future events.

After a motion by Michael Parrie, seconded by Monique Fouant, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to fine a Unit Owner \$50 for four instances of a guest using the residents security fob to enter the health club unattended, for a total of \$200, with a warning that such a 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 after 30 days \$100/month for a unauthorized dog, if the dog is neither removed nor properly registered as an assistance animal.

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 deny a Unit Owner's request to waive half the late fees and delay collections efforts, if the Unit Owner becomes current with a payment plan for a past due account.

After a motion by Michael Parrie, seconded by Monique Fouant, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to deny a Unit Owner's request to waive a portion of the registration fee.

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 two Unit Owner requests for assistance animals, consistent with guidance from the Association's legal counsel.

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 deny three Unit Owner requests for assistance animals, consistent with guidance from the Association's legal counsel, but agree to approve the request should sufficient documentation be provided consistent with the guidance from counsel.

Minutes – Board Meeting Monday September 8, 2025

After a motion by Sheldon Atovsky, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condominium Association voted 4 to 1 in favor of a resolution to approve the minutes from the Board Meeting held on Monday September 8, 2025. Monique Fouant abstained from the vote.

Updated 22.1 Disclosure

After a motion by Monique Fouant, seconded by Sheridan Hodges, 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 August 2025.

2026/2027 Budget Calendar

After a motion by Lloyd Allison, seconded by Sheldon Atovsky, and discussion, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to accept the budget activity calendar for the 2026/2027 fiscal year, as presented by Management.

Construction Request

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 approve the remodeling plans for units 1601, 2908, 2911, 3715, 3810/11, 4611/12, 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 August 2025, as submitted by the Habitat Company.

At the end of August 2025, Operating assets totaled \$1,769,813 and the Reserve cash and investments were \$5,242,215 for a total of cash and investments of \$7,012,028.

August 2025 Revenue and Expenses included Total Operating Revenue of \$692,476, Total Operating Expenses of \$531,440, Income from Garage of \$25,625 and a Contribution to Reserve of \$176,058, resulting in a surplus for the month of \$10,603.

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 Lloyd Allison, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to adjourn the October 13, 2025, Board Meeting at 8:00pm.

Michael Parrie

Michael Parrie, Board President

11/10/2025

Date

Sheldon Atovsky

Sheldon Atovsky, Board Secretary

11-10-2025

Date