



# PARK TOWER CONDOMINIUM ASSOCIATION

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## **Board of Directors Meeting Minutes Saturday, November 15, 2025**

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

**Call to Order:** 9:03am

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

**Management:** Mo Momcilovic, Property Supervisor  
Timothy Patricio, General Manager

### **Open Session**

Board President Michael Parrie called the meeting to order at 9:03am and opened the meeting explaining this would be the second of three expected budget review meetings. He confirmed all Board Members were in attendance, as well as members of the Budget & Finance Commission, Paul Groeninger, Jean Shamo and Anne Whiting (via speakerphone), and from management Property Supervisor Mo Momcilovic and Property Manager Timothy Patricio.

He thanked Management and the Budget & Finance Commission members for attending and contributing to the review.

He explained that the first part of the Board Meeting would be in Open Session and then the Board would convene Closed Session. This too would be for budget review but for more specific Payroll and Legal matters. He advised that following Closed Session the Board may reconvene and advised Owners they would have to wait if they wanted to attend when Open Session was called back to order.

### **Review of Proposed Budget**

Michael Parrie then turned the meeting over to Board Treasurer Lloyd Allison to lead discussion.

Lloyd Allison explained the goal of the meeting was to review the Garage Budget Revenue and Expenses, followed by Payroll and Legal budgeting. Discussion began category by category through Garage Revenue and then expenses.

## Discussion and Questions

Questions and concerns were discussed as needed with members and management. Each member was given the opportunity to raise points or questions for discussion of any budget line item. Management took notes for editing, gathering information and direction for follow up.

## Break

Discussion was paused by Lloyd Allison for a break at 10:30am, and attendees were told the Board would resume in Closed Session. Owners present were told if they would like to wait outside the Party Room, they were welcome to stay until Open Session is resumed after Closed Session.

## Closed Session

The Board met in Closed Session to discuss personnel and legal matters at 10:45am.

## Reconvene Open Session

Board President Michael Parrie reconvened Open Session at 12:03am, and confirmed all Board Members remained present.

## Action Item

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 file a lawsuit against a Unit Owner in response to ongoing excessive disturbances and common area damages, should the current occupant not move out of the Unit by Monday December 1st.

## Adjournment

There being no further matters for Open Session consideration, 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 adjourn the November 15, 2025 Board Meeting at 12:05pm.

Michael Parrie

Michael Parrie, Board President

11/22/2025

Date

Sheldon Atovsky

Sheldon Atovsky, Board Secretary

11-22-2025

Date