



PARK TOWER CONDOMINIUM ASSOCIATION

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Board of Directors Meeting Minutes Monday, February 9, 2026

Meeting Location: 2nd Floor Party Room

Call to Order: 7:43pm

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

Management: Tricia Conway, Habitat Vice President
Timothy Patricio, General Manager
Danny Bravman, Community Manager
Scott Turton, Community Manager

Open Session

Board President Michael Parrie called the meeting to order at 7:43pm and confirmed a quorum of Board Members were present.

Commission Reports

ASCO Liaison Sheridan Hodges reported that at their last meeting, they discussed the 12 story building proposed in conjunction with the Emmanuel Congregation construction project on Sheridan Road, originally only intended to be 5 stories.

Social Commission Acting Chair Sheldon Atovsky reported on the upcoming planned movie night on February 21st at 5pm in the Party Room. Doors open at 4:45pm and “Enola Holmes” is expected to begin at 5pm. Also, Ukrainian Egg Decoration Workshop events are planned for March the 4th and 11th, 7 to 9pm and the 7th and 14th noon to 2pm. Room is limited, so for information on signing up for events, or to join the Social Commission e-mail group for more, and to be included on news and announcements for this and other coming events, just send a request to: ptcasocial@rcn.com.

The Social Commission’s next meeting is scheduled for Tuesday February 17th at 7:30pm via ZOOM. E-mail the Commission for a link.

Health Club Liaison Monique Fouant reported a meeting of the Commission is expected in March.

Home Improvement Liaison Michael Parrie thanked Commission members Becky Rossof and Kent Brave, with the help and coordination of our property manager Tim Patricio, for reviewing proposals and interviewing potential landscaping companies. The board will vote tonight taking into consideration their recommendation.

Board Report

On behalf of the Board, Board President Michael Parrie reminded owners that next month begins a new fiscal year and a 4.4% increase in the amount of assessments due, as well as changes to the monthly parking on 1P and 2P. If you have automatic payments on a fixed dollar amount, then please review and make any appropriate changes. It is the responsibility of unit owners to review their balances and pay in full. If you did not receive your statement via US mail or cannot access it electronically, then please contact the management office.

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 4 unit owners \$100 for not having proof of insurance, and may 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 Condo Association voted unanimously in favor of a resolution to fine 4 unit owners \$50 for not attending the new residents meeting, and may double thereafter for each subsequent month, up to a maximum fine of \$200, until attendance to the meeting is satisfied.

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 an owner \$250 for marijuana smoke odor disturbances, which may double for future events.

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 an owner \$5000 for a health and safety/fire violation.

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 deny three assistance animal requests as recommended by the Association's legal counsel, unless a resubmitted application is approved by counsel.

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 request to waive a \$60 labor charge.

Minutes – Special Budget Meeting Monday January 12, 2026

After a motion by Sheldon Atovsky, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the

minutes from Special Meeting of the Unit Owners to Review the 2026/2027 PTCA Proposed Operating Budget held on Monday January 12, 2026.

Minutes – Board Meeting Monday January 12, 2026

After a motion by Sheldon Atovsky, seconded by Sheridan Hodges, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the minutes from the Board Meeting held on January 12, 2026.

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 December 2025.

2025 Commercial Package Insurance Program

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 approve the renewal of the Association's annual insurance program for the 2026/2027 fiscal year, as proposed and recommended by Alliant Insurance Services, for all policies including Property Insurance, General Liability Insurance, Equipment Breakdown Insurance, Crime Insurance, Director's & Officers Insurance, Cyber Liability, Workers Compensation Insurance and Umbrella Insurance, at a total combined premium expense of \$638,605.

Elevator Door Hold Buttons

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 a cost not to exceed \$2000 for installing gold colored door open buttons and yellow colored hold buttons in the passenger and service elevators.

Asbestos Study and Procedures Manual

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 that Environmental Group Service Limited be hired for asbestos consulting services, specifically for asbestos inspection, sampling testing and the development of an Operations & Maintenance Plan at an expense of \$22,000 to be funded by the reserve, and for ongoing future rapid response at an expense of \$850 for any locations that are determined to warrant testing, and hereby establishes a policy that any location that may reasonably be believed or suspected could contain problematic conditions be tested for the presence of asbestos on an as needed basis, at the expense of the Association for common elements and at the expense of the Unit Owner for repairs that are the responsibility of the unit owner and/or construction and remodeling projects within a particular unit.

Landscaping Maintenance Contract

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 a

contract as proposed with Clarence Davids & Company for budgeted landscape maintenance and seasonal plantings, for 2026 at an expense of \$44,250, 2027 at an expense of \$45,575 and 2028 at an expense of \$46,949, and hereby thanks Unit Owners Rebecca Rossof and Kent Brave, members of the Home Improvement Commission, for assisting with the proposal review and interview process to help select a contractor.

High Zone '11 Tier Kitchen Check Valves

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, in response to the recently identified kitchen plumbing line “cross-over” problem between floors 30 and 55, to approve the purchase and installation of spring check valves on 21 high zone '11 single handled kitchen faucets, at a cost of \$630, as proposed by the Association's staff plumber Louie Mezzano, and as a result, the cost of the effort is to be charged back to the Unit Owner if malfunctioning faucet is identified.

Mall, Pool and 2nd Floor Air Handlers

After a motion by Lloyd Allison, seconded by Sheridan Hodges, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve replacement of the mall area, pool area and 2nd floor air handling units, as proposed by Oakbrook Mechanical, at a total expense of \$211,070, and a provision of \$11,250 should unknown conditions arise, to be funded by the Reserve Fund.

Construction Request

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 unit 2207, as submitted by the unit owner, 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 the most recent financial reports, as reported by the Habitat Company, for the period December 2025.

At the end of December 2025, Operating assets totaled \$2,033,589 and the Reserve cash and investments were \$5,509,083, for a total of cash and investments of \$7,542,672. December 2025 Revenue and Expenses included Total Operating Revenue of \$654,283, Total Operating Expenses of \$610,907, Income from Garage of (\$6,925), and a Contribution to Reserve of \$176,058, resulting in a deficit for the month of \$139,607.

Action On Investments

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 approve the reinvestment of a reserve fund CD with Federal Savings Bank, totaling \$220,005, to a CD with Morgan Stanley Bank with an interest rate of 3.9% for a period of 48 months, and

reaffirms that management continue consulting with the Board Treasurer and President between Board Meetings when making any new investments or future adjustments to such investments.

Management Report

Property Manager Tim Patricio reviewed current business and activities of interest and the most recent unit sales.

Adjournment

There being no further business, after a motion by Sheridan Hodges, seconded by Monique Fouant, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve adjourning the February 9, 2026, Board Meeting at 8:08PM.

Michael Parrie
Michael Parrie, Board President

3/9/2026
Date

Sheldon Atovsky
Sheldon Atovsky, Board Secretary

3-9-2026
Date