



PARK TOWER CONDOMINIUM ASSOCIATION

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Board of Directors Meeting Minutes Monday, April 13, 2026

Meeting Location:	2nd Floor Party Room
Call to Order:	8:22pm
Members Present:	Michael Parrie Monique Fouant Sheldon Atovsky Lloyd Allison Sheridan Hodges
Management:	Timothy Patricio, General Manager Danny Bravman, Community Manager Scott Turton, Community Manager

Open Session

Board President Michael Parrie called the meeting to order at 8:22pm and confirmed a quorum of Board Members were present.

Commission Reports

ASCO Liaison Sheridan Hodges encouraged owners to attend the Resident Forum with Alderwoman Leni Manaa-Hoppenworth, April 23rd at 7pm.

Social Commission Acting Chair Sheldon Atovsky reported on the recent Ukrainian Egg decorating workshops and thanked Rita Allison and all the participants. He said recent TGIF event had 113 guests. He thanked the volunteers, management, staff and neighbors in attendance. Next up will be a movie night on May 16th. The next Commission Meeting will be April 21st at 7:30pm via ZOOM. Join their e-mail group for more and be included on news and announcements for other coming events – just send a request to: ptcasocial@rcn.com.

Budget & Finance Commission Lloyd Allison discussed changes with Fannie Mae requirements for underwriting mortgages, specifically as it relates to condominium reserve studies and contribution requirements. He reported PTCA's present status falls comfortably within those requirements.

Health Club Liaison Monique Fouant reported a meeting of the Commission was held on March 25th at 4pm in the Party Room. They discussed gym use etiquette, lighting, and personal device use, as well as the possible repurposing of the remaining racquetball court. She mentioned long-time attendant Dave Kazarian will be retiring at the end of the month.

Home Improvement Liaison Michael Parrie reported there will be a meeting on Monday, April 20 at 6pm in the party room. Topics to be discussed include plantings, deck furniture, a new area rug for the lobby, and the laundry room layout for the upcoming contract renewal.

Board Report

Michael Parrie said that the board invites all residents to the upcoming forum on Thursday, April 23, at 7 pm. A special guest will be 48th ward alderwoman Leni Manaa-Hoppenworth. He said to please feel free to bring up any of your questions or concerns about the City or 48th ward directly to our ward leader.

He reminded everyone of the garage power wash on Monday, May 18th thru Thursday May 21st. The Association requests all parkers move their vehicle as scheduled, or have someone move it for you on your designated day(s).

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 5 Unit Owners \$100 for not having proof of insurance, and may double thereafter for each subsequent month, up to a maximum fine of \$1,000, until adequate proof of insurance is provided.

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 5 Unit Owners \$50 for not attending the new residents meeting, which 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 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 unlawful behavior and assault, and warn that this amount may double for any additional occurrences.

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 \$4,000 for a health and safety violation, and warn that future incidents may result in the maximum fine of \$5,000, but suspends this \$4,000 fine if and until we get another confirmed odor complaint.

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 \$400 for an unauthorized move, \$100 for a luggage cart violation, and \$100 for a dock use violation.

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 \$500 for any unauthorized solicitation and this may double for future instances.

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 unauthorized construction and warn that this may double for future instances.

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 \$500 for a health and safety violation, and this may double for future instances.

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 a health and safety violation, and this may double for future instances.

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 parker's garage damage claim.

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 deny a unit owner's request to waive a 6-month prior owner balance of assessments and legal fees owed, but agrees to waive half of the ancillary fees and charges related to the 6 month balance.

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 deny a Unit Owner's request to waive the new resident meeting requirement for an additional occupant.

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 deny a Unit Owner's request for a leasing policy exception.

Minutes – Board Meeting Monday March 9, 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 the Board Meeting held on March 9, 2026.

Updated 22.1 Disclosure

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

the 22.1 disclosure as drafted by management with the best available information through February 2026.

Riser Project Change Order

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 asbestos mitigation for the high zone 11/12 units riser project, as proposed by EHC Industries, Inc., at an expense of \$53,669.25, to be funded by the reserve fund.

2P Garage Leak Repair

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 a budget of \$15,000 to address possible leaking identified on 2p, to fund repairs as may be determined necessary should conditions warrant, and authorizes management and the engineer to approve a proposal in consultation with the Board President, to be funded by the reserve fund.

Tower Canopy Painting

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 a budget not to exceed \$19,200 to complete painting of the underside of the exterior canopy, and authorizes management and the engineer to approve a proposal in consultation with the Board President, to be funded by the reserve fund.

Water Valves Phase 3 – Chiller Isolation Valves

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 replacement of the two main chiller isolation valves, as proposed by Great Lakes Plumbing & Heating Company, at an expense of \$63,840, and a provision of \$3200 for insulation work, for a total of \$67,040 to be funded by the Reserve Fund.

Heat Exchanger Isolation Valves

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 four main heat exchanger isolation valves, as proposed by Great Lakes Plumbing & Heating Company, at an expense of \$61,180, and a provision of \$6800 for insulation work, for a total of \$67,980 to be funded by the Reserve Fund.

Main Pool Light Fixtures

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 four remaining underwater non-LED main pool light fixtures with LED fixtures, as proposed by Splash Pure Water Ltd., at an expense of \$6246, to be funded by the Reserve Fund.

Fiver Year Pipe & Valve Fire Safety Tests

This business has been tabled.

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 302, 1506/07/08, 2314, 3507, 4406, 4806/07, and 4815 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 February 2026.

At the end of February 2026, Operating assets totaled \$2,224,563 and the Reserve cash and investments were \$5,898,923, for a total of cash and investments of \$8,123,486. February 2026 Revenue and Expenses included Total Operating Revenue of \$692,297, Total Operating Expenses of \$598,071, Income from Garage of \$44,141, and a Contribution to Reserve of \$176,058, resulting in a deficit for the month of \$37,695.

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 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 April 13, 2026, Board Meeting at 8:50PM.

Michael Parrie
Michael Parrie, Board President

5/11/2026
Date

Sheldon Atovsky
Sheldon Atovsky, Board Secretary

5-11-2026
Date