



PARK TOWER CONDOMINIUM ASSOCIATION

5415 N. SHERIDAN ROAD, SUITE 107, CHICAGO, ILLINOIS 60640-1966

PHONE: 773.769.3250 - FAX: 773.769.0047 - EMAIL: PARKTOWERCONDO-MGMT@HABITAT.COM - WWW.PTCONDO.COM

May 15, 2026

2026 ANNUAL MEETING NOTICE Monday June 8, 2026 at 7:30PM

Dear Unit Owner,

The Park Tower Condo Association's 2026 Annual Meeting of the Unit Owners will be held on Monday June 8, 2026, at 7:30pm in the 2nd Floor Party Room at 5415 North Sheridan Road, Chicago, IL, 60640. An election to fill two (2) open Board seats will be held. Following the Annual meeting, it is expected the Board will hold their June 2026 Board Meeting.

For the election, the Association's auditors with Picker & Associates will be present to accept proxy forms, facilitate voting for anyone who prefers to vote in person at the meeting via an Official Ballot, and ultimately tabulate and certify the results. The June Board Meeting is expected following adjournment of the Annual Meeting, after the auditor presents preliminary election results. The formal certified results are expected to be issued thereafter by the end of the work week.

Owners are welcome and strongly encouraged to participate in the meeting, but **we urge as many Owners to participate in advance by submitting their proxy forms by mail or dropping them in the Proxy Box at the front desk. This is particularly important should you be unable to attend in person so we can reach the 20% quorum required to conduct business.**

During the Annual Meeting, the Association will hold an election to fill two (2) positions on the Board of Directors for two (2) year terms. The meeting requires a minimum 20% presence of unit Owners for quorum, either in person or by proxy. To participate via proxy, please follow the enclosed instructions and either return a signed and dated proxy form in the addressed envelope (to the auditing firm Picker and Associates) or have the individual you assign as proxy attend the meeting with the form. For Owners of multiple units, a proxy form for each unit is enclosed. The auditor will transfer any indicated votes on proxy forms to Official Ballots at the meeting.

Owners can also vote via the Official Ballot to be provided at the meeting, to be issued by the auditor. The auditor will register all ballots for use at the election in the 2nd Floor Party Room. **IMPORTANT** - To receive formal ballots at the meeting, Owners and proxy holders will need to bring a current government issued picture ID to confirm their identity.

The election will be conducted by 'Secret Ballot'. Ballots shall be marked only with the percentage of Ownership for the unit, and the list of candidates and lines for write-ins. The

auditor will register the ballots to Owners and proxy holders who choose to vote via ballot. They will also assign ballots to any proxy forms mailed without another individual assigned as proxy. Owners who mail or drop off the proxy form in advance, may either assign another individual as proxy (where indicated), or leave it blank. For the purpose of exercising the proxy form as directed by the Owner, a designated Board Member not running for election, will cast a ballot as indicated by the Owner. If a vote is not exercised on the proxy form, only the unit's percentage of Ownership will be counted towards quorum.

Owners of record who submitted Candidate Application Forms by the May 8, 2026 deadline are listed as candidates on the proxy and ballots. There are blank spaces for write-in candidates. Nominations for additional candidates can be taken in advance of balloting the night of the meeting. Candidates listed on the proxy have agreed to abide by the 'Board Election Rules' from the Park Tower Condominium Rules and Regulations Handbook. Included in the 'Board Election Rules' are the policies on campaigning, solicitation, and advertisement. Please contact the Management Office if you would like a copy or to report any violations. The rules can also be found at www.ptcondo.com/library.

The formal applications and information submitted by each candidate is enclosed for consideration. Each are invited to speak at Meet The Candidates Night, Wednesday, June 3rd at 7pm in the 2nd Floor Party Room.

The Meet The Candidates Night is intended as a formal group meeting, chaired by a non-participating Board Member or an individual selected by the Board. Candidates will be welcome to make a short statement and then answer questions from members of the audience. Owners who cannot participate are invited to email questions in advance to parktowercondo-mgmt@habitat.com. We will forward these questions to the meeting chair for consideration, and respond with the answers once they are made available. We encourage Owners to participate in the Meet The Candidates Night and discuss issues with them.

Due to the nature of this event, it is possible a quorum of the current Board will be present and may be discussing business related to the operation of the Association. Voting on resolutions will not take place and minutes will not be kept. However, consistent with the Association's Bylaws and applicable law, since a quorum of Board Members is anticipated, **please consider this formal notice of a Board Meeting** at the above dates and times.

Please contact the Management Office if you have any questions regarding the 2026 Annual Meeting, proxy form, voting procedure or any other related business. The team can be reached at parktowercondo-mgmt@habitat.com, or by phone at 773-769-3250.

Respectfully,



Michael Parrie
Board President
Park Tower Condominium Association

2026 Annual Meeting and Board Election Park Tower Condo Association

Exercising A Proxy Form

Owners who cannot attend the meeting in person, June 8th, 2026 at 7:30pm in the Park Tower Party Room, may participate in the Annual Meeting and Election by completing a proxy form.

Each unit owner will receive one blank Proxy Form (enclosed) for each unit owned. There are three (3) candidates listed running for two (2) positions, as well as spaces provided for write-in candidates. On each proxy form, you may cast up to two (2) votes as depicted below. Vote with 'whole' numbers (1 or 2) without exceeding two (2) votes total. No fractional votes are accepted. The two (2) candidates receiving the most votes, as determined by percentage of ownership, will be elected to serve terms of 2 years each. If you indicate no votes, as in "Example #4", your percentage of ownership will only be counted towards the meeting quorum.

Name	Example #1	Example #2	Example #3	Example #4
<u>Benson Boone</u>	<u>1</u>	_____	<u>2</u>	_____
<u>Sabrina Carpenter</u>	<u>1</u>	<u>1</u>	_____	_____
<u>Celine Dion</u>	_____	_____	_____	_____
<u>(space for write in)</u>	_____	<u>1</u>	_____	_____
<u>(space for write in)</u>	_____	_____	_____	_____
Total Votes:	2	2	2	0

The auditing firm **Picker and Associates, LLC**, is contracted by the Board of Directors to tabulate and certify the results of the 2026 election. If you leave the space toward the top of the Proxy Form blank (where indicated), a designated member of the Board who is not running will cast a ballot on your behalf, with the votes you exercise on the form. If you do not vote on the form, the auditor will only count your percentage of ownership towards quorum. **You must sign and date** where indicated, or the form is invalid.

Please seal the completed proxy form(s) in the enclosed envelope, add postage, and drop in the mail. Or drop it into the lock box to be provided at the doorman's station in the Park Tower lobby. Only the auditors have keys to this box to gather the Proxy Forms. If you intend to use this lock box instead of the mail, you may seal Proxy Forms in the enclosed envelope and drop in the box.

If you designate a proxy, but wish to change your vote, you may do so. The Proxy Form with the latest date will be recorded. Should you be able to attend the annual meeting in the 2nd floor Party Room, you may also change your desired vote by casting an official ballot at that time. The party room will be open for balloting and attendance at the meeting. You must bring a current government issued picture ID to sign out a ballot at the Annual Meeting.

Additional Proxy Forms are available by request from the management office.

BE SURE TO SIGN AND DATE YOUR PROXY FORM!

Thank you for participating in the PTCA 2026 election process.



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CANDIDATE APPLICATION FOR 2026 BOARD ELECTION

General Instructions:

1. Complete Section A: Nominee Information
2. Complete Section B: Statement of Qualifications
3. Complete Section C: Candidate Agreement
4. Hand deliver the completed application to the office by Friday May 8, 2026, or via:
 - US MAIL by Friday May 8, 2026, 5pm: Park Tower Condominium Association
5415 N. Sheridan Road Ste. 107
Chicago, IL 60640
 - FAX by Friday May 8, 2026, 5pm: 773-769-0047
 - E-MAIL by Friday May 8, 2026, 5pm: parktowercondo-mgmt@habitat.com

SECTION A: Nominee Information (Please PRINT or TYPE)

Sheldon Atovsky 3306 s-atovsky@sbcglobal.net
 Name (printed) Unit # E-Mail Address

SECTION B: Statement of Qualifications

(Candidates may attach one page statement or one page resume for mailing.)

Please see attached.

SECTION C: Candidate Agreement

I Sheldon Atovsky (Print Name) acknowledge willingness and agree to be nominated as a candidate for the office of Director of Park Tower Condominium Association, and serve in that capacity for two years if duly elected at the 2026 Annual Meeting on Monday June 8, 2026. By signing below, I certify that I am an owner of record and agree to abide by the 'Board Election Rules' from the Park Tower Condominium Rules and Regulations handbook and acknowledge I can be disqualified from candidacy, with any votes cast for me voided, should I be found to be or have been in violation of the 'Board Election Rules'.

Dated: 4-24-2026 Signature: Sheldon Atovsky

TO BE INCLUDED WITH THE MAILING. COMPLETED APPLICATIONS MUST BE RECEIVED IN THE MANAGEMENT OFFICE NO LATER THAN 5:00pm FRIDAY MAY 8, 2026 WHETHER MAILED, FAXED, EMAILED, OR HAND DELIVERED.



Sheldon Atovsky was born in Chicago and raised in the Beverly neighborhood on the southwest side. He moved to Park Tower in 2007 after living for 21 years in Andersonville South.

Sheldon went to Morgan Park High School and earned 3 degrees from Northwestern University culminating in a Doctor of Music in Composition. Composing, performing and teaching occupied most of his work years. At the same time he was involved in not-for-profit management, serving as a member of the boards of directors of several music oriented not-for-profit organizations, e.g., Kapture, an Aural Arts Ensemble, and New Music Chicago, a service, communications and production organization. He also served on the board, wrote newsletters and organized social events, from 1986 – 2005, for the Andersonville South Neighborhood Association serving the area bordered by Foster, Ashland, Winnemac and Ravenswood.

Sheldon taught music theory and composition at several local colleges and universities. His longest residency was at DePaul University for 13 years. He also was involved in many community projects as an Artist-in-Residence through the Illinois Arts Council.

His second career was running an inherited store, Studio V, focused on vintage clothing, furniture, jewelry, and gifts. Today he enjoys volunteer work and, with his partner Terry Gorman, daily walking, travel, and regularly attending piano recitals, symphony concerts, opera performances and an occasional organ concert.

Sheldon has served as chair/acting chair of the Social Commission since 2016 and served on the Newsletter Commission 2014-2020. He has served also on the Ad Hoc Commission to Review the Declaration & By-laws, the Ad Hoc Rental Policy Commission, the Ad Hoc Air Quality Commission and the 2012 petition against JCAR's interest in forcing us by law to install a building-wide, multi-million dollar sprinkler system.

He joined the Board of Directors on October 1, 2019 to fill in the vacancy left by the departure of Ken Anderson. During this time, most importantly, he is proud to have helped hire our current management company, The Habitat Company, and to oversee the formation of budgets for the intervening fiscal years with an emphasis on ensuring that our property is maintained with high standards and with as small an increase in assessments as possible. This has been especially important during and after the pandemic and currently with inflation and tariffs running rampant with steep rises in materials, wages and insurance costs. Tight budgeting is vital to planning for the future with a 53-year-old building in need of enormous yet manageable maintenance and repair challenges. He is also very proud of the work of the Social Commission and its endeavors to create a sense of community among the Owners and Residents of Park Tower.

Sheldon is very happy with the Park Tower community, management, staff and board. He loves living here and wants to see the association protect the investments of its owners, continue to keep our physical facilities in good repair and to maintain the good planning our management, board and commissions have performed for several years.



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 - E-MAIL by Friday May 8, 2026, 5pm: parktowercondo-mgmt@habitat.com

SECTION A: Nominee Information (Please PRINT or TYPE)

MONIQUE M. FOUANT 4701 mmtou9@gmail.com
 Name (printed) Unit # E-Mail Address

SECTION B: Statement of Qualifications

(Candidates may attach one page statement or one page resume for mailing.)

SECTION C: Candidate Agreement

I MONIQUE M. FOUANT (Print Name) acknowledge willingness and agree to be nominated as a candidate for the office of Director of Park Tower Condominium Association, and serve in that capacity for two years if duly elected at the 2026 Annual Meeting on Monday June 8, 2026. By signing below, I certify that I am an owner of record and agree to abide by the 'Board Election Rules' from the Park Tower Condominium Rules and Regulations handbook and acknowledge I can be disqualified from candidacy, with any votes cast for me voided, should I be found to be or have been in violation of the 'Board Election Rules'.

Dated: 5/6/26 Signature: Monique M. Fouant

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Monique M. Fouant

Unit 4701

Candidate Seeking Re-Election for the Park Tower Board of Directors

Having served on the PTCA Board for the last ten years, I would like to continue working with my fellow Owners, Board members, and Management at maintaining our community's quality of life by continuing the necessary improvements to maintain the well-being of our building while balancing our financial obligations. Despite having large maintenance projects that are needed due to the building's age and regulations, we have never had a special assessment in the history of PTCA. I will continue to work diligently to continue this trend and to strengthen our financial reserves.

Having been a resident owner for 35 years, I love the building for its beauty, amenities, proximity to the lakefront and public transportation as well the surrounding vibrant and diverse neighborhoods. I have served as First and Second Vice President and regularly attend Board meetings. Presently I am the acting Chairperson and Board liaison to the Health Club Commission and worked on the replacement of the multi-gym as well as a current task - determining the best use of the racquetball court. I am a member of the Social Committee and have been involved with many activities (movie nights, 4th of July picnic and TGIF). I am the board liaison to both the Green Committee (environment) and the Market Space Taskforce committee. As liaison to the Green Team, I personally took it upon myself to properly recycle the compact fluorescent and fluorescent light bulbs collected over the past year in bins by the Security Office. Fluorescent light bulbs contain mercury and must be recycled appropriately. Over the past years, I have taken webinar seminars conducted by Reserve Advisors as well as training classes with ACTHA (Association of Condominium, Townhouse, and Homeowners Associations) covering topics that support the operation of a condominium association (Administration of an Association; Governance of an Association; Physical Aspects of the Association; Risk Management of an Association; and Meetings/Elections of an Association). I have also attended seminars provided by KSN (Kovitz, Shifrin, Nesbit – our contracted law firm). In addition, I volunteer in the package room to label and sort the many packages. I strongly encourage residents to volunteer for any of the PT committees and enhance the PT living experience.

Professional Background

I earned a Ph.D. in pathology from Virginia Commonwealth University and worked in the pharmaceutical business for 30 years as a toxicologist in drug safety assessment and subsequently as a consultant and medical/regulatory writer preparing documents for clients to submit to the FDA.

Community Involvement

Outside of Park Tower, I am an active member at my church and serve on the environment committee.

We Can Do Better

I worked on the Mini-market Task Force committee, the group responsible for making recommendations to the board about what do with our now empty former Go Grocer mini market. I learned a few things while working on that project. Over the years, we've had 5 operators running the market that I know of. All of them failed. Our association paid large sums to remediate the problems with at least 3 of those failed businesses, costing us hundreds of thousands of dollars and grievously impacting our assessments. Right now, we're paying around \$72,000 per year in property taxes on that space. We purchased the space in 1999 for \$360,000. Buying it required 2/3 of our owners to agree to the purchase. We should sell it, which will also require agreement from 2/3 of our association members.

A 1% increase in our assessments raises about \$60,000 in additional annual revenue for our association. Selling that unit will allow us to reduce the inevitable 2027 increase in your annual assessment by a little over 1%. Instead of a probable 6% increase in your assessments for next year, we could get away with increasing your assessments by 5%, while still achieving our financial goals for the year. Selling the unit would also allow us to recoup at least some of our investment in that property, improving our reserve fund balance.

Our assessments are extremely high, a fact made painfully clear when compared to other condominium buildings of our size, age and location near the lakefront. Generally, making things bigger saves money per unit. That's why we build super tankers and jumbo jets. That's why we buy economy sized detergent and venti sized coffee at Starbucks. Why don't these principles apply here? I've looked at several lakefront high rises, including high end luxury high rises along the gold coast. Compared to almost every building similar to ours, our assessments are significantly higher than theirs. Why?

The numbers don't lie. One of my favorite real estate websites, Redfin.com lists the Homeowner's Association (HOA) fees for many of the condominium units listed there. I invite you to research for yourself and tell me that our assessments (HOA fees) aren't high. Compare the HOA fees at Harbor Point to ours. Harbor Point and Park Tower were both designed by the same architectural firm, SCB. The buildings are very similar in size and appearance and provide a good source of comparison for us. On a square footage basis, the comparisons are even more stark.

People are generally willing to pay more if they feel they're getting more in return. That's called progress, raising our quality of life. What are we getting more of in return for our sky-high and ever-increasing assessments and property taxes? New deck furniture? Is that the best we can do? Why are we still addressing 21st century problems with 20th century solutions? These are some of the questions I'd like to consider if I were a member of our board.

My name is Joe Guzzardo. I'm a retired software engineer. I've spent most of my career researching difficult problems and solving them. This is what engineers do. Our board is responsible for understanding the laws and guidelines that apply to our association and applying them fairly and correctly to the issues at hand, not unlike what I did for all of my professional career.

I've worked on some non-trivial projects for Park Tower over the years and was rewarded with indifference, obfuscation and occasional hostility by our board members and management for my efforts. Michael Parrie, our board president, doesn't like me and he'll tell all of you not to vote for me. I have no problem speaking truth to power. Do you want a monolithic board or do you want people who think for themselves and present straightforward, useful and actionable ideas?

Finally, whether you vote for me, or someone else, please vote and tell every owner you know to vote as well. Tim Patricio, Park Tower's general manager, mentioned that last year we barely managed enough votes to avoid having to hold another election, which is expensive and time-consuming. Apathy and complacency are two of our biggest enemies.

For more information, **please visit my website at ParkTower.US**

PROXY FORM

**Park Tower Condominium Association
2026 Annual Meeting and Election**

Unit #: _____
% Ownership: _____

KNOW ALL BY THESE PRESENT that the undersigned Unit Owner of the Park Tower Condominium Association, an Illinois not-for-profit Corporation (the “Association”), does hereby constitute and appoint as my primary proxy _____ and in the primary proxy’s absence, or if I have failed to name a primary proxy, a current Board Member not running for election to be designated, to act as my secondary proxy, who shall be the attorney and proxy (the “Proxy”) of the undersigned, with full power of substitution, for and on behalf and in the name, place and stead of the undersigned, to attend the 2026 Annual Meeting of Unit Owners of the Park Tower Condominium Association and any adjournments thereof, and thereat to vote all of the percentage interest of the Association standing in the name of the undersigned, or which the undersigned may be entitled to vote, upon such business as may properly come before said meeting, as fully as the undersigned might or could do if personally present, hereby ratifying and confirming all that said Proxy shall lawfully do or cause to be done by virtue hereof, and hereby revoking any proxy or proxies heretofore given by the undersigned to vote and act at such meeting; provided, that the Proxy shall cast my votes for election of members of the Board of Directors of the Association as follows:

<u>Candidate</u>	<u>Number of Votes</u>
<u>Sheldon Atovsky</u> _____	_____
<u>Monique Fouant</u> _____	_____
<u>Joseph Guzzardo</u> _____	_____
_____	_____
_____	_____
TOTAL =	No more than two (2)

INSTRUCTIONS - Cast up to two (2) votes. Cumulative voting is permitted, so more than one vote may be cast for a candidate or write in. However, fractional votes are not permitted. If you cast no votes but return this form signed and dated, the unit percentage of ownership will only be counted towards quorum. Please use numbers one “1” or two “2” to indicate your votes for each candidate or write-in you choose. The total votes cannot exceed two (2).

Signature of Unit Owner

On this the _____ of _____, 2026
Day Month

IMPORTANT: Each Proxy must be dated and signed or it will be voided. The Owner or designated Proxy may cast a total of two (2) whole number votes totaling no more than two (2). Cumulative voting is permitted, so more than one vote may be cast for a candidate. Fractional votes are not permitted. If you cast more than two (2) votes, your Proxy will be voided. If you cast no votes, your unit’s percentage of ownership will only be counted towards quorum.