



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

Board of Directors Meeting Minutes Monday, May 11, 2026

Meeting Location: 2nd Floor Party Room

Call to Order: 7:59pm

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

Management: Tricia Conway, Property Supervisor
Timothy Patricio, General Manager
Danny Bravman, Community Manager
Scott Turton, Community Manager

Open Session

Board President Michael Parrie called the meeting to order at 7:59pm and confirmed a quorum of Board Members were present.

Commission Reports

ASCO Liaison Sheridan Hodges reported on the most recent ASCO meeting where a new proposal includes a 600 unit, 3 structure development for the Emmanuel Congregation.

Social Commission Acting Chair Sheldon Atovsky announced the upcoming movie night on May 16th at 6:45pm in the party room, and preliminary planning for this year's annual Independence Day Picnic. Their next meeting will be May 21st via ZOOM, at 5:30pm. 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.

Health Club Liaison Monique Fouant reported the Commission is working on ideas for use of the racquetball court, and a potential survey.

Home Improvement Liaison Michael Parrie reported the next meeting is expected May 18th at 6pm in the Party Room.

Board Report

On behalf of the Board, Michael Parrie reminded owners we have a garage power wash on Monday, May 18th thru Thursday May 21st, and parkers to please move their cars or have someone move them for them on the designated day(s).

He stated it is the beginning of election season for Park Tower. Meet the candidates night is Wednesday, June 3rd at 7pm. Please be sure to turn in your proxy before the June 8th Annual Meeting, or fill out a ballot at that meeting, in order to ensure we meet the 20% quorum and avoid a costly new election.

Also, on behalf of the Board he thanked pool attendant David Kazarian for his 19 years of service as a health club attendant. The board wishes him well in his retirement!

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 deny a Unit Owner's request to waive fees related to the new residents' meeting requirement.

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 \$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 Lloyd Allison, 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, 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 Sheridan Hodges, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to fine a unit owner \$100 for elevator misuse, with a warning that repeated occurrences may result in the fine doubling.

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 \$500 for a construction violation, with a warning that repeated occurrences may result in the fine doubling.

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, \$150 for misuse of a passenger elevator and \$100 for a luggage cart violation.

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 \$100 for an unauthorized dog, which may double for future occurrences.

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 unit safety violation and unauthorized common element alteration, which may double for future 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 \$100 for two unauthorized guests in the Health Club, which may double for future occurrences.

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

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 direct management to charge any owner who requests an appointment outside of the dedicated vent cleaning time the rate as billed by the outside contractor.

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 two requests for assistance animals as recommended by the Association's legal counsel, and to deny 2 unit owners' requests for an assistance animal, as recommended by the Board attorney, but approves the applications if new information is submitted and subsequently approved by the Board attorney.

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 allow monthly cell phone reimbursement consistent with State of Illinois law for this month moving forward.

Minutes – Board Meeting Monday April 13, 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 April 13, 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 March 2026.

Annual Meeting Notice

Management was directed to mail the notice as drafted, and as planned.

Deck & Health Club Furniture

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 approve the purchase of 2nd Floor Deck and Health Club furniture by Tropitone, as recommended by the Health Club and Home Improvement Commissions, and proposed by Wendy Liss & Co. for the deck at a cost not to exceed \$28,300, and for the 2nd Floor deck at an estimated cost of \$17,661.29 for the Health Club, to be funded by the reserve fund.

Cardio Room Door Opener

After a motion by Monique Fouant, seconded by Sheldon Atovsky, and discussion, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the installation of an automatic door opener for the cardio room door as proposed by Tee Jay Service Company at an expense of \$4149, with additional work by Dunning Electrical Services at an expense of \$2250, and by S&P Integrated Solutions at an expense of \$340, to be funded by the operating fund.

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 505, 711, 1907, and 4506 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.

Rules and Regulations Commission Appointment

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 appoint Unit Owner Kevin DePhillips, Unit 1503, to the Rules and Regulations Commission.

Treasurer's Report

Board Treasurer Lloyd Allison reviewed the most recent financial reports, as reported by the Habitat Company, for the period March 2026.

At the end of March 2026, Operating assets totaled \$1,727,943 and the Reserve cash and investments were \$5,959,614, for a total of cash and investments of \$7,687,557.

February 2026 Revenue and Expenses included Total Operating Revenue of \$707,365, Total Operating Expenses of \$678,640, Income from Garage of \$33,346, and a Contribution to Reserve of \$176,062, resulting in a deficit for the month of \$113,987.

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 Lloyd Allison, 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 April 13, 2026, Board Meeting at 8:22PM.

Michael Parrie
Michael Parrie, Board President

6/8/2026
Date

Sheldon Atovsky
Sheldon Atovsky, Board Secretary

6-8-2026
Date