



APPROVED MINUTES

**THE PIERRE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES**

**I CALL TO ORDER:**

The Board of Directors meeting of March 12, 2003 was called to order at 7:40 p.m. by Board President Adam Landsman. A quorum was noted. Attendance was recorded as follows: Directors: Wayne Lau, Bob Doak, Denise Antonucci, Adam Landsman, Edward Burnes, Bill Waterston (7:55 p.m.), Barbara Sherman (8:05 p.m.). Others: David Thomas, Perimeter Builders; Neena Konon, Nicholai Limited; Joe Bright, Wolin-Levin; Aaron Jewell – Chief Engineer, Pierre.

**II SECRETARY'S REPORT:**

**a) Minutes of February 19, 2003** Motioned by Mr. Doak, seconded by Mr. Landsman, and unanimously carried, the following resolution was approved:

**RESOLVED** That the Board of Directors of the Pierre Condominium Association, hereby, approve the Board of Directors Meeting minutes of February 19, 2003.

*In Favor: Mr. Lau, Mr. Doak, Ms. Antonucci, Mr. Landsman, Mr. Burnes.  
Note: Mr. Waterston and Ms. Sherman were not present for this resolution.*

**III DRYWALL REPAIRS UPDATE:**

**a) 7AN, 7BN, 12BN and Hallway Drywall Repairs** Mr. David Thomas of Perimeter Builders was present to update the Board on the progress of drywall replacement in 7BN, the first unit to undergo repairs. He also discussed the various problems in making the drywall repairs, installation of a revised version of the expansion joint and resolving the merging of the floor level issues from unevenness of the north and south concrete slabs from each half of the building on the joint line.

Mr. Thomas explained that the pilot unit revealed problems concealed behind drywall and that similar repairs in other units are expected to cost approximately 30% less now that the scope of work and the best repair methods have been determined. Future anticipated plans include restructuring the 12th floor to correct inadequate flooring construction.

Drywall repair work on the joint line will progress in the hallway on the 7th floor, then to the 7AN unit, and at the same time renovation work is being done in the 12BN unit to overcome the flooring construction. By the Board meeting in April, it's hopeful that the scope of work in the AN and BN units and hallways will have been defined.

**IV OLD BUSINESS:**

**a) Façade Repairs/Lintel Repairs and Replacement** With the façade work about to begin, W.J. McGuire Company informed the Association that it will be necessary to leave up the construction of the canopy for pedestrian protection on the South side of the building because that is the staging area for materials.

**b) Cable Refund/Contract** Management was directed to terminate the current cable contract with our current cable provider RCN in order to prevent it from automatically being renewed when it expires in November. A review committee was formed comprised of Ed Burnes, Bob Doak, Stu Baker and Scott Gelman to review options and pursue a new contract with either the current or a new provider.

**c) Management Fee Increase** Management indicated that a credit will be issued for the management fee increase that was charged for January and February. Mr. Doak indicated that we have been on a one year renewable contract each year for the past three years without an increase. The current contract expires March 31, 2003.

**d) Lobby Sensor Panels** The smoked glass for the recessed sensor panels in the lobby were not

manufactured per specifications and are due shortly.

#### **V MANAGEMENT REPORT:**

Joe Bright, the property manager gave a management report including:

**a) Pool Liner Installation** Management reported that Rainbow Resurfacing, Inc. would not renegotiate the outstanding balance of \$1,450 and as previously authorized, and payment was made during March with the full warranty remaining in effect.

**b) Garage Ceilings** Management reported that the garage ceilings have been scraped and a protective coating will be applied by spraying with completion by the end of March. It was planned to remove cars in sections and use protective plastic to contain the work area. Motioned by Mr. Doak, seconded by Mr. Waterston, and unanimously carried, the following resolution was approved:

**RESOLVED** That the Board of Directors of the Pierre Condominium Association, hereby, approve Janos Csanyi to complete the garage spraying and coating for a cost not to exceed \$3,200.00.

*In Favor: Mr. Lau, Mr. Doak, Ms. Antonucci, Mr. Landsman, Mr. Burnes, Mr. Waterston, Ms. Sherman.*

**c) Staff Pension Fund Delinquencies** Management informed the Board that documentation regarding delinquencies from 1997, 1998, 1999 and 2000 has been forwarded to Mike Brastos the Association's accountant to resolve with the pension fund's attorney.

**d) Hallway Smoke Detectors** Staff will be changing the batteries in all of the smoke detectors in the common hallways.

**e) Association Insurance** The insurance premiums for the Association's collective insurance policies has been paid to The Rockwood Insurance Company. Mr Doak agreed to contact another source that was recommended to Mr. Landsman from another condominium association for future consideration.

**f) 5DS Common Element Repairs** Management reported the repair work in unit 5DS is to begin within the week.

**g) Elevator Modernization Process Update** Management presented the cost estimate of \$2,985 from Otis Elevator Company to install a "S" Button in each of the three elevators which would allow for the silencing of the floor annunciator tone when not needed. The Board agreed not to proceed with the work. Otis had installed a new fan to eliminate the whistling noise but the noise had returned, and Otis has been notified.

**h) Pool Staircase** The stairs to the pool deck have been cleaned and will be monitored with the resumption of the façade work by W.J. McGuire Company.

#### **VI NEW BUSINESS:**

**a) Unit 3BS Judgement** Unit Owner Sondra Bailey explained her version of an incident where during the course of the concrete repairs in the storage area reported her luggage to be damaged and after requesting reimbursement from the Association, she sued the Association and our contractor and a judgment was awarded to her for \$600.

**b) 7CS Unit Renovation** The renovation plans for unit 7CS were turned over from Management to Eskenazi, Farrell & Fodor for review. A report by EFF was submitted to the Board for approval, indicating no impact to the structural integrity of the building. Motioned by Mr. Doak, seconded by Mr. Landsman, and unanimously carried, the following resolution was approved:

**RESOLVED** That the Board of Directors of the Pierre Condominium Association, hereby, approve the renovation plans as submitted for 7CS provided the work does not require any plumbing changes and subject to obtaining a permit from the City of Chicago.

*In Favor: Mr. Lau, Mr. Doak, Ms. Antonucci, Mr. Landsman, Mr Waterston.*

*Opposed: Mr. Burnes, Ms. Sherman.*

**c) 10AN Unit Renovation** The renovation plans for unit 10AN were turned over from Management to Eskenazi, Farrell & Fodor for review. A report by EFF was submitted to the Board for approval, indicating no impact to the structural integrity of the building. Motioned by Mr. Doak, seconded by Mr. Landsman, and carried, the following resolution was approved:

**RESOLVED** That the Board of Directors of the Pierre Condominium Association, hereby, approve the renovation plans as submitted for 10AN subject to obtaining a permit from the City of Chicago.

*In Favor: Mr. Lau, Mr. Doak, Ms. Antonucci, Mr. Landsman.*

*Opposed: Mr. Burnes, Ms. Sherman.*

*Abstaining: Mr Waterston.*

**d) Garage Parking** Mr. Burnes made a recommendation to contact the Beldon Stratford who was interested in securing parking spaces in the Pierre's garage on a long term commitment. Mr. Doak agreed to contact Ms. Greenberg at the Beldon Stratford and report back to the Board at the April Board Meeting.

**e) Elevator Signage** Ms. Antonucci presented the Board with an estimate for the signage to be placed at all elevator doors as required by code for each floor. It was decided to lower costs by having the building staff install the signage. Motioned by Ms. Antonucci, seconded by Mr. Landsman, and carried, the following resolution was approved:

**RESOLVED** That the Board of Directors of the Pierre Condominium Association, hereby, approve the proposal submitted by Precision Engraving for a cost not to exceed \$2,310 for the elevator door jam numbering system and no smoking signage.

*In Favor: Mr. Lau, Mr. Doak, Ms. Antonucci, Mr. Landsman, Mr. Burnes, Mr. Waterston, Ms. Sherman.*

**f) Unit Owner Reimbursement for Damages** Mr. Doak explained that for unit owners wishing to move forward with repairs in their units, he will try and determine what cost allocations for damages per unit to the extent of claims received as determined in the Travelers Damage Report are available for each unit and make available for their repairs.

**g) Right of First Refusal** Management reported on the following sale: unit 12ES sold for \$387,000. Motioned by Mr. Landsman, seconded by Mr. Waterston, and unanimously carried, the following resolution was approved:

**RESOLVED** – That the Board of Directors of the Pierre Condominium Association, hereby, approve the sale of unit 12ES and waive the Association's right of first refusal.

*In Favor: Mr. Lau, Mr. Doak, Ms. Antonucci, Mr. Landsman, Mr. Burnes, Mr. Waterston, Ms. Sherman.*

## **VII TREASURER'S REPORT:**

**a) Financial Report** Board Treasurer Bob Doak presented the Treasurer's Report.

*(The Pierre Condominium Association Treasurer's Report Board Meeting 3/12/2003 is attached.)*

## **VIII COMMITTEE REPORTS:**

**a) Annual Meeting Election Committee** Chairperson Gail Ruden presented the Board with the election committee recommendations for the Annual Meeting Elections.

Before the election – Send out election rules and solicit judges (3 or 5) in advance of the meeting, ownership percentage documented on ballot.

Election – Sign-in required with picture ID, indicate proxy holder on sign-in sheet, proxies to be stapled to ballot and given to proxy holder, ballots must be signed, proxy limits will be monitored. Before the Annual Meeting the candidates should be informed of the process with questions from unit owners (without editorializing).

Tabulation – CPA retained by the Association for tabulation of votes, judges to monitor vote count and resolve issues.

The Association's Annual Meeting is to take place on Wednesday May 21, 2003 in the hospitality room. The candidate forum begins at 7:00 p.m, and at 7:30 p.m. the Annual Meeting/Election. There will be five Board positions open for election this year. Four (4) two year terms and one (1) year term.

**b) Hallway Renovation Project** Board member Denise Antonucci and unit owner Neena Konon both serving on the renovation committee presented the Board with a budget and proposal for the hallway renovation project that they be contracted at a cost not to exceed \$28,475. The proposal and scope of work outlines working with the renovation committee and preparing final design specifications and materials, presenting final concepts to the Board, contracting suppliers and installers and follow through with the project implementation.

Since several Board members first learned of the proposal at the meeting, it was decided to call for a Special Board Meeting for Tuesday, April 1, 2003 to consider and vote on this proposal.

**IX OWNERS COMMENTS/QUESTIONS:**

**a) Hallways** A unit owner stated that problems in the hallways on her floor have not been repaired during the past 5 months and asked what could be done to correct some of the issues. Management indicated that there was an original list of repairs that was done and a second list that still has to be completed. It was decided that Ms. Antonucci would do another walk through with Mr. Bright and create a new list with the full scope of repairs for the hallways.

**X ADJOURNMENT:**

With no further business to come before the regular Board meeting, and upon motion duly made and unanimously carried, the meeting adjourned at 11:20 p.m.

*Respectfully Submitted,*

*Wayne Lau  
Secretary, The Pierre Condominium Association*

THE PIERRE CONDOMINIUM ASSOCIATION  
TREASURER'S REPORT  
BOARD MEETING 3/12/03

For the two months ended February 28, 2003, the association has a net cash surplus of \$25,975 before consideration of Special Assessments received and Special Project costs paid out.

Special assessments received from 1/1/02 through 2/28/03 totaled \$ 597,905 and garage revenue totaled \$91,788 against which \$384,195 was expended for garage work, \$369,550 was expended for elevator work and \$145,061 was expended for façade work. The loan balance at February 28, 2003, is \$217,480.

At 2/28/03, The Pierre Condominium Association had the following cash/ investment balances:

Wolin-Levin	\$ 46,347
Cash in Transit	\$ 40,000
Harris Bank Special Projects A/C	\$ 16,898
Harris Bank General Reserves	\$247,386
Harris Bank damage insurance A/C	\$260,898
Harris Direct damage insurance A/C	\$508,766
Salomon Smith Barney- Baker damage insurance A/C	\$101,091
Midamerica Bank- Baker damage insurance A/C	\$100,188
Invest Financial- Baker damage insurance A/C	<u>\$702,795</u>
Total- Cash and Investments	\$2,024,369

February operating results are generally in line with or slightly better than budget. Gas and Electric costs for January and February are several thousand dollars less than expected in total. The telephone intercom system replacement has been contracted for about \$4,000 less than budgeted.

The annual insurance payments will be made in March. Workmen's Comp is expected to be about \$11,200, higher than last year's \$10,000, but less than the budget of \$12,000. Other insurance costs are about \$76,000 compared to a budget of \$80,000, but higher than last year's \$66,348.

The garage operating report for February is not yet available.

Respectfully submitted,  
Robert Doak  
Pierre Treasurer