



The Pierre Condominium Association
2100 Lincoln Park West Chicago, IL 60614

MINUTES OF May 27, 2009 BOARD OF DIRECTORS MEETING

I. Call to Order

The annual meeting was called to order at 7:00 p. m. A quorum was noted. The President, Ric Slocum, commented on a number of issues and projects completed in the past year; and the Treasurer, Bob Doak, commented on the state of the financial condition of the Pierre and also commented on reserves and projected major capital projects to be addressed following completion the windows project. Jose Gomez reported on Security issues and on developments in the investigations ongoing at the Pierre; and on interim findings of the private investigators retained; and regarding specific findings relating to one Pierre employee whom was not named by Jose during his report. Following closing of the voting for new Board members, the results were announced; and the newly elected Board then commenced the May meeting.

The Board of Directors meeting was called to order at 9:10p.m. A quorum was noted. The directors in attendance were: Gera—Lind Kolarik; Barbara Sherman; Jill Pack; April Koestner; and Timothy M. O'Brien. The newly elected directors then voted on and elected officers as follows: Jill Pack, President; Barbara Sherman, Vice President; April Koestner, Treasurer; and Timothy M. O'Brien, Secretary.

Dan Chalifoux from Wolin-Levin and Building Engineer Titus Ghica were present.

II. Approval of Minutes

Approval of the April meeting minutes; and the supplemental Meeting for purposes of amended bid and contract terms were deferred, for completion and review by the new Board, until the June, 2009 Meeting

III. Management Company Report

Dan Chalifoux reported to the Board and discussed, and was questioned by the Board, on the following issues:

Proposed Lease, Unit 9 AS: Materials presented were incomplete
Dan instructed to obtain further information to complete the lease package for this unit.
Dan instructed to revise lease package forms for future use.

Storage Unit/ Locker Inventory: Dan reported Inventory still not completed; Dan was instructed to have locker survey completed by June meeting.

Security: Dan reported no background check has been done on Aaron.

Collections: Dan reported on certain arrearages; and was instructed to collect same; Dan was requested to send letters to one certain owner with arrearage; and to check his records and report on what if any costs, arrearages there were regarding another unit owner.

Repairs, Construction, Decoration, Rehabilitation of Unit 5EN by new Owners was discussed; nature and extent of tobacco smoke damage to the overall unit was discussed;

Dan was instructed to post election results ASAP; and to send notice re: Meetings start time now is 6:30 p. m.

Dan instructed to correspond and give notice to return all building keys, fobs etc from certain building employee

IV. Building Engineer's Report (May 2009)

7DS bathroom vent pulley changed

Building Exhaust fan system inspected by City of Chicago: passed! J

12th floor waxed!

Swimming pool prepare for GRAND Opening!

Patched the holes and cracks

Painted with DOWN BLUE epoxy special paint

Filled up the pool

Installed new flowers (thousand thanks to the nice ladies who made such beautiful arrangements)

Installed the water fountain

Installed the deck shower

Programmed the Strantrol chemical balance system

Prepared the 3 grills.

Set up and cleaned the deck furniture

Power washed the deck

Cleaned the east side glass

Installed the awning

Turned off the coil heater (forced air system)

Turned ON the Water tower

Turned ON the 4 modules Chiller system

Reported every Monday the gas meter reading to the Wolin-Levin HQ

Repaired the 4 roof vent lids damaged by the wind and re-enforced the other ones.

FN master bathroom water shut off (7FN bathroom repair)

Repair the 2 AN tier roof vents (motor, belts, propellers) (just saved \$7,000)

Replaced all hallways smoke detectors batteries

Repaired the boiler room electrical panel servicing all the roof vents: each vent has it's own circuit breaker. Added another circuit breaker for the special timer. The outlet has it's own circuit breaker, too!

Emcore chiller service.

EN/FN water shut off, new valves installed by the Polo Plumbing Co.

Shop for washer/dryer for the 5AS unit.

Installed the new washer dryer in the 5AS unit

ES/DS kitchen vent repair: new motor, 2 new incased bearings ordered and installed.

Set up the sand filter tank for the swimming pool.

Installed one new check valve in the chlorine piping system

Recycle cans cleaned up.

Security staff interviewed by the Association appointed detectives

All floors carpet cleaning.

Window washing completed. (2 days)

4new special bleeders installed on the return line(hot water)

Roof awning repair

Lights check out.

Screens remove/reinstallation and repair

Swimming pool water heater thermostat replacement.

Hospitality/conference room prepare for annual event.

Kitchen room refreshed for the annual event.

SUMMER PROGRAM

Swimming pool check every day:

Check PH, temperature and Chlorine level every day

Vacuum the pool

Clean the grills

Clean the deck

Empty the garbage cans

Clean the roof furniture

Wash the side walk and water the flower in front of the building.

Installed the self closing hinges for bike room and garage restroom.

Cleaned and deodorized the 10th floor. Rotten food was thrown down the chute! L

- Making the building engineer report.

Cleaned the emergency stairs every month.

Cleaned once a week the elevator doors and tracks.
Every day: clean (mop) the lobby, clean all chute rooms from all floors.
Vacuum the hallways, wash the lower lobby windows, clean the second floor and 12th floor restroom plus the garage restroom, cleaned the garage office.
Lights checked and changed in and out of the building every Monday
Check the boilers operation and the chiller 4 modules operation.
Check the domestic hot/cold water supply (pump room)
Checked and serviced weekly the garage doors
Garbage removal twice a day, chute room clean-up, container wash.
Respond to various tasks raised by the owners in different circumstances. (leaks, flood, lights operation, noise, smell, windows, etc)

NEW PROJECTS

*B&A to finish the front lime stone replacement and back alley rails.
The water heater needs to be replaced ASAP. Sorry! I tried to fix it but the heating exchange elements and the high/low limit switches do not respond properly and shuts off the water heater making the water have instable temp set up.
To clean and paint all the pipes in the garage.*

MAINTENANCE TIPS

***There is still a practice of throwing open diapers down the chute.
Do not throw down the chute rotten food. Just bring it down to the second floor, by the service elevator.
Do not throw the un-wrapped garbage down the chute
Do not throw newspaper down the chute. Just leave it there in the chute room or bring it down to the recycle beans.
THANK YOU!!!***

Dumitru Titus Ghica
Building engineer

V. Committee Reports

Jose Gomez reported on the status of the PI investigation of unauthorized entries; thefts and burglaries at the Pierre; gave detail received from most current reporting from the PIs regarding what was learned from certain Pawn Shop owners in regard to a certain Pierre employee; and that the investigation continued.

VI. Old Business

Further discussion was had regarding developments in the investigation of security issues; and the Board deferred further discussion to a brief closed session, in order to discuss an employee issue and also to discuss impending litigation attendant to the employee's conduct (alleged W/C claim and Unemployment Claim), at the end of the meeting.

Discussion with Dan regarding collections issues; accuracy of account issues; and also finalizing the locker survey by the June meeting

The IFD lien recording issues were discussed. Bob Doak reported that two owners had closed loans without event even with the presence of the lien recording; and that the Association was prepared to issue indemnification letters to Owners who were selling or refinancing in order to expedite their closing of those transactions.

The Board requested Tim O'Brien to prepare and submit to the Board a letter/Notice to owners explaining the IFD issues.

VII. New Business

Motion was made and seconded to change the start time for Board meetings from 7:30 p. m. to 6:30 p. m.; motion carried by unanimous vote.

Tim O'Brien raised the issue of the business books and records of the Association: where they are now kept; how they are kept; who keeps them; and a discussion was had on the need for a central depository/filing facility for the records. Further discussion required regarding central depository for Association business books and records on premises at the Pierre.

Discussion re: old, outdated form used for "Notice of Intent to Sell/Lease" Dan was instructed to update the form to provide current, accurate information.

Dan was also asked to post election results ASAP; and to circulate a notice of change in the time of each Board meeting, which change is from a start time of 7:30 pm changed to 6:30 p. m.

Discussion of contacts between Board and Standard Parking regarding garage/parking issues: April agreed to act as primary contact with Standard Parking.

VIII. Unit Owner Comments

Owners commented on security issues.

An Owner requested to know if Dan had done a background check, as agreed earlier, on Aaron; and Dan had not done so. Dan's stated reason was that WL did not have the required contact information for Aaron in order to the check.

Owners commented on the PI investigation

An Owner inquired about Garage auto washing procedures

Bob Doak commented on current and ongoing discussions re: Cable and Internet updating at Pierre

IX. Adjournment

A motion was made and seconded to adjourn the Meeting; the Motion was approved; There was a brief closed session to discuss issues specifically authorized, in closed session, by the Act; and the meeting was adjourned at 11:15 p. m. There were no Board motions or votes on any matters discussed within the closed session.

Respectfully submitted by Timothy M. O'Brien- Secretary

To send an email to the Board of Directors:

theboard@thepierre.com

To send an email to building manager Dan Chalifoux:

manager@thepierre.com

Minutes from Board Meetings are posted on The Pierre web site:

<http://www.thepierre.com>

or

<http://21001lincolnparkwest.com>



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MINUTES OF MAY 17, 2009 BOARD OF DIRECTORS MEETING

The Board of Directors meeting was called to order at 7:35 p.m. A quorum was noted. The directors in attendance were: Bob Doak, Mary Gootjes, Jill Pack, Gera-Lind Kolarik, and Jose Gomez. Ric Slocum was absent.

Old Business: Windows Contract

Jill Pack made a motion to amend the motion that was made and approved at the April 22, 2009 board meeting regarding the windows contract with Illinois Sash. *Jill Pack moved to enter into a contract with Illinois Sash using Champion windows in the amount \$1,429,329.00 with an installation start date of no sooner than March 1, 2010 and with Illinois Sash providing a primary insurance liability limit of \$2 million and \$16 million umbrella. Mary Gootjes seconded the motion. The motion passed unanimously.*

New Business: Mechanics Lien

Unit Owner Diane Ghaster informed the board that there is a mechanics lien from IFD on the Pierre and that her unit's share is \$714.37. She is refinancing her unit and Chicago Title told her that the lien amount can be waived if the Association provides an indemnification letter. Jill Pack will speak with Chicago Title on Monday to get the specific language that Chicago Title requires for the waiver.

A motion was made by Jill Pack, and seconded by Jose Gomez, to adjourn the meeting at 7:50 p.m. Motion approved unanimously.

Respectfully submitted by, Mary Gootjes - Secretary

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