



THE PIERRE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

Pursuant to notice duly given, a Board of Directors Meeting of the Pierre Condominium Association was held on October 10, 2000 at 7:30 p.m. in the hospitality room.

Attendance was recorded as follows: Directors: Bill Waterston, Wayne Lau, Adam Landsman, Stu Baker, Denise Antonucci, Randy Mehrberg, Gera-Lind Kolarik (8:30 p.m.); Michele Cohen, Wolin-Levin, Inc.; Recording Secretary, Debra Russo.

I CALL TO ORDER:

The Board of Directors meeting of October 10, 2000, was called to order at 7:35 p.m., by Board President Adam Landsman. A quorum was noted.

II SECRETARY'S REPORT:

a) Minutes of September 12, 2000

Mr. Lau reported that the Board had been given the opportunity to review the minutes of September 12, 2000 in advance of the meeting. Mr. Lau reviewed the changes that had been requested and incorporated in the draft minutes, and then called for final comments or corrections to the suggested amendments for the minutes of September 12, 2000. There were no additional amendments noted.

Upon motion duly made, Mr. Lau motioned to approve the minutes of September 12, 2000 as amended, seconded by Mr. Baker, and unanimously carried, the following resolution was approved:

RESOLVED – That the Board of Directors of the Pierre Condominium Association, hereby, approve the minutes of September 12, 2000, as amended.

There was a brief discussion concerning distribution of minutes. The secretary stated that the "Briefs" following a Board meeting are distributed to unit owners usually within three days, and the "Minutes" from a Board meeting are approved the following month and made available the day after approval for unit owners to pick up in the management office, or from the doormen. Recent issues of the minutes are also available on the web site. www.thepierre.com

III TREASURER'S REPORT:

Mr. Zabors was unable to attend the meeting and Ms. Cohen the managing agent advised the Board that the financial statement was not available in time for the meeting.

After the meeting the the reserve fund account balance became available for September 30, 2000 and was \$460,771.

IV MANAGEMENT REPORT:

a) 2120 Construction Project

Management reported on the unit owners who have accepted the terms of the joint representation agreement with Gessler, Hughes and Socol, Ltd. (GHS) for the damage claims relating to the 2120 construction project. The attorneys from GHS indicated that Travelers has asked for an additional 90 days to complete their investigation. GHS also indicated that in the early stages of negotiations all parties involved in the association's claim and the joint representation claim appear amenable to a settlement. Travelers and the Association's attorneys are planning to reinspect all damaged units. Owners will be notified on the procedure.

b) 2124 Construction Project

There was nothing new to report on the 2124 construction project.

c) Garage

Management reported that proposals have been received from two architectural firms to evaluate the condition of the garage; one additional proposal is expected. The proposals will be reviewed at the next monthly Board meeting.

Management reported the maintenance staff will power-clean the garage periodically, and that Pioneer Parking is responsible for the daily maintenance.

d) Pool Deck Resurfacing

Management reported on completion of the deck resurfacing project. The pool is now closed for the season and the canopy put in storage, however the bar-b-que grills will be set up again and the deck will remain open for fall and winter use as long as weather permits.

e) Standpipe Extension

The Board reviewed the standpipe extension bid summary provided by Postl Yore Associates.

Upon motion duly made by Mr. Waterston, seconded by Mr. Baker, and unanimously carried, the following resolution was approved:

RESOLVED – That the Board of Directors of the Pierre Condominium Association, hereby, approve an expenditure, not to exceed \$6,000, to complete the required standpipe extension installation.

f) Damage Repairs

It is presently contemplated that common element repairs from the 2120 construction project will be completed by the Association’s contractors; and that a project manager will be hired to oversee the work.

g) Maintenance Equipment

Management reported that there are several pieces of equipment the Association needs to purchase in order for staff to properly maintain the building, such as, a floor polisher, power washer, and power rodder.

Upon motion duly made by Mr. Lau, seconded by Mr. Baker, and unanimously carried, the following resolution was approved:

RESOLVED – That the Board of Directors of the Pierre Condominium Association, hereby, approve an expenditure of \$6,000 to purchase the needed maintenance equipment.

h) Rules Violation

Management asked for clarification on the Association’s policy regarding dogs in common areas of the building. The Board reviewed the current rules, which require dogs be taken into and out of the building through the garage. They are not permitted in the passenger elevator except for cases when the back elevator cannot be used.

V OLD BUSINESS:

a) 2nd Floor Rental Unit

Management reported the Association owned second floor rental unit is available, and stated that another unit owner has expressed an interest in renting the unit until April 2001; the Board posed no objection.

b) Darcy Bonner Associates

Ms. Antonucci reported that Darcy Bonner had presented two contracts at \$4,500 each for the design phases of the redecorating projects. The Board noted that they had previously allocated \$10,000 for the design phase. Design options for the corridors are expected to be presented in December.

VI NEW BUSINESS:

a) Holiday Observances

1 – Halloween Party

Management reported that a flyer has been prepared for owners to place on their doors, if they wish to participate in trick-or-treating. The Board allocated \$200 for the annual Halloween party.

2 – Holiday Decorations

Questions were raised pertaining to the holiday decorations because some of the current decorations in storage are damaged and are extremely dirty. Plans were discussed and Ms. Antonucci suggested the Association approve an expenditure for some new multi-faith holiday decorations for the lobby.

Upon motion duly made by Ms. Antonucci, 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 an expenditure of \$1,500 to purchase holiday decorations.

b) Lobby Plant

Ms. Antonucci suggested the Association purchase an artificial tree to replace the non-healthy plant in the lobby.

Upon motion duly made by Ms. Antonucci, seconded by Mr. Mehrberg, and unanimously carried, the following resolution was approved:

RESOLVED – That the Board of Directors of the Pierre Condominium Association, hereby, approve an expenditure of \$200 to purchase an artificial plant or tree for the lobby.

c) Estate Planning Workshop

Ms. Antonucci explained that an offer was presented to conduct an “Estate Planning Workshop” at no charge for interested unit owners. The Board posed no objection to the workshop being held in the building, as long as it was clear that the Association is not endorsing the workshop, but merely providing an opportunity to present the information to the unit owners.

Announcements will be posted. (The Board reviewed the rules and made it clear they would not endorse the workshop but would recommend that any attending unit owners written comments and or suggestions for similar proposals would be welcomed.) This type of workshop will be reviewed by the Board periodically and discontinued if unit owners express dissatisfaction.

d) Triennial Reassessment

The Cook County Assessors office has reassessed property values for the tax year 2000. The Board has engaged the services of attorney Gerald Mayester on a contingency basis to represent the Association in protesting the 2000 reassessment.

e) Lease/Occupancy

The Board was notified of an unusual circumstance in that an owner obtained a waiver of the right of first refusal to lease his unit, but, he too is living in the unit. The attorney will be asked to confirm the legality of the situation.

f) Next Meeting Date

The next Board of Directors meeting will be Tuesday, November 14, 2000.

VII OWNERS COMMENTS/QUESTIONS:

a) Restaurant Valet Attendant

A suggestion was made to remind Bruce Cohen that the garage cannot be used as a warming center for the valet attendant from Grunt’s Restaurant.

b) Snow Load Testing

In response to an owner’s inquiry, the Board indicated that Baker Development had been asked several times to arrange for snow load testing on the roof, but it hasn’t been completed yet. Management will be asked to follow-up with Baker Development.

c) Excessive Heat

An owner commented that it's been extremely hot in the units. Management explained, when the building engineer tried to reset the temperature in the garage, too much heat was produced in the units. A separate thermostat will be purchased and installed to regulate garage temperatures.

d) Building Engineer/Emergencies

Management verified the regular hours for the building engineer are from 8:00 a.m. to 4:30 p.m. He's on call for emergencies 24 hours per day, seven days per week.

VIII RECESS/ADJOURNMENT:

With no further business to come before the regular Board meeting and upon motion duly made, seconded, and unanimously carried, the meeting recessed into executive session at 9:05 p.m.

The executive session concluded and reconvened into open session at 9:25 p.m.

Upon motion duly made, seconded, and unanimously carried, the meeting adjourned at 9:25 p.m.

Respectfully Submitted,

A handwritten signature in black ink that reads "Wayne Lau". The signature is written in a cursive, flowing style.

Wayne Lau, Secretary
The Pierre Condominium Association

Debra Russo, Recording Secretary