



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 March 21, 2000 at 7:30 p.m. in the hospitality room.

Attendance was recorded as follows: Directors: Stu Baker, Wayne Lau, Gail Ruden, Barbara Sherman, Gera-Lind Kolarik, Laraine Spector, Michael Cox, Randy Mehrberg; Bob Zabors.

I EXECUTIVE SESSION:

The Board meeting opened in executive session at 7:35 p.m.

Mr. Baker stated that the executive session was to hear from the building engineer on all of the functions of the building to get a perspective on what might need improvements in the future.

The executive session concluded and convened into open session at 8:12 p.m.

II CALL TO ORDER:

The meeting of March 21, 2000, was called to order at 8:15 p.m., by Board President Stu Baker. Mr. Baker welcomed attending owners. A quorum was noted.

III GARAGE CONTRACT:

The Board briefly recapped the contracts from Pioneer Parking and Standard Parking, discussing their proposals and comparing the advantages to the current contract.

Mr. Baker called for comments or questions from attending owners, with open discussions regarding several issues.

It was suggested that we incorporate into the contracts several clauses covering, implementation of an arbitration committee, the allocation of spaces for the staff, a non performance clause and clarification of the guest parking rates.

Mr. Lau and Ms. Sherman will draft the amendments for the contract and proceed with its implementation.

Upon motion duly made, Ms. Sherman motioned to approve the contract from Pioneer Parking as amended, seconded by Ms. Kolarik, and carried, the following resolution was approved:

RESOLVED – That the Board of Directors of the Pierre Condominium Association, hereby, approve the Pioneer Parking Garage Lease contract as amended.

The vote was recorded 6 in favor, 1 opposed, 2 abstentions.

In Favor: Mr. Lau, Ms. Ruden, Ms. Sherman, Ms. Kolarik, Mr. Cox, and Mr. Zabors;

Opposed: Mrs. Spector;

Abstaining: Mr. Baker, Mr. Mehrberg.

IV MANAGEMENT CONTRACT:

The Board briefly recapped the five contenders for the management contract.

Then Board then ran through a point by point overview for those Board members that were not at each of the interviews and for attending unit owners, then compared the advantages for each of the five firms.

Mr. Baker called for comments or questions from attending owners, with open discussions regarding several issues.

Upon motion duly made, Mr. Cox motioned to approve the contract from Wolin-Levin, Inc., seconded by Ms. Spector, and unanimously carried, the following resolution was approved:

RESOLVED – That the Board of Directors of the Pierre Condominium Association, hereby, approve the one year contract with Wolin-Levin, Inc.

V ADJOURNMENT:

With no further business to come before the special Board meeting and upon motion duly made, seconded, and unanimously carried, to adjourn the meeting at 8:38 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Wayne Lau".

Wayne Lau, Secretary
The Pierre Condominium Association