



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 April 10, 2001 at 7:30 p.m. in the hospitality room.

Attendance was recorded as follows: Directors: Wayne Lau, Denise Antonucci, Stu Baker, Gera-Lind Kolarik, Bill Waterston, Randy Mehrberg; Michele Cohen, Wolin-Levin, Inc.; Recording Secretary, Debra Russo; Darcy Bonner, Darcy Bonner Associates; Terry Moran, Gessler, Hughes and Socol.

I INTERIOR DESIGNER RENOVATION PRESENTATIONS:

a) Darcy Bonner Associates

Prior to the start of the meeting, the Board met with Mr. Darcy Bonner of Darcy Bonner Associates to review the initial conceptual renderings for the three-phase renovation plan with schematics for the hallways, lobby, hospitality room with adjoining second floor spaces, and exterior window specifications.

Mr. Bonner, staff, and his associates presented their renovation concepts, highlighting several design aspects with a range of cost levels. It was decided that a portion of the conceptual renderings would be shown at the May Annual Meeting.

The renovation committee headed by Ms. Antonucci will then collectively gather comments from the Board as well as unit owners and will consult with Mr. Bonner with regards for the next stage.

II CALL TO ORDER:

The Board of Directors meeting of April 10, 2001 was called to order at 7:35 p.m., by the managing agent, Michele Cohen. A quorum was noted.

Ms. Cohen explained to attending owners that the Association's attorney Mr. Moran had been invited to the meeting to update the Board on the Association's claim against Travelers Insurance Company. Ms. Cohen called for a brief recess to adjourn to a closed session.

III RECESS/CLOSED SESSION:

The Board recessed into a closed session of the open meeting at 7:40 p.m.

The purpose of the closed session was so that the Board could address specific issues and the current status of the 2120 Construction Project first and third party insurance claims for The Pierre with Mr. Moran before presenting to the unit owners.

The closed session of the open meeting concluded and reconvened into open session at 8:05 p.m.

IV ATTORNEY'S REPORT:

a) 2120 Construction Project Claims

Mr. Moran explained that the Association received an advanced payment in the amount of \$250,000 in good faith against the preliminary claim from Travelers Insurance Company for the damages resulting from the 2120 Construction Project.

He continued to explain they were in the process of discovery and were gathering documents and raised the need for a declaratory judgement, then reviewed the procedures for the advancement of the lawsuits. Mr. Moran indicated the primary dispute with Travelers is whether the interior unit damage is to be covered in the claim. Travelers is expected to send a higher level of adjusters to reinspect the damaged units and reevaluate the amount of damage being claimed.

Upon motion duly made, Mr. Mehrberg motioned to proceed with a declaratory judgement, seconded by Ms. Kolarik, and unanimously carried, the following resolution was approved:

RESOLVED – That the Board of Directors of the Pierre Condominium Association, hereby, authorize legal counsel to file a declaratory judgement seeking recovery to the fullest extent possible from Travelers Insurance Company and other defendants.

The Board opened the floor to questions from unit owners for Mr. Moran. Following a brief discussion, it was agreed that any money received from the insurance claims would be deposited in a separate account and be used solely for the intent of repairing the damages from the 2120 Construction Project.

V SECRETARY'S REPORT:

a) Minutes of March 13, 2001

Mr. Lau reported that the Board had been given the opportunity to review the minutes of March 13, 2001 in advance of the meeting, and reviewed the proposed minor changes that had been requested to the draft minutes. Mr. Lau called for final comments or corrections, there were no additional changes.

Upon motion duly made, Mr. Lau motioned to approve the minutes of March 13, 2001 as amended, 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 the minutes of March 13, 2001, as amended.

VI MANAGEMENT REPORT:

a) Financial Statement

It was noted that the Association's Treasurer Mr. Zabors, was out of town on business, and therefore unable to attend the meeting. Management reported that Mr. Zabors had transferred funds to the operating account to cover an insurance payment and some outstanding invoices. Reserve totals were not available. However, management reported a balance of \$9,072 in the operating account as of March 31, 2001.

Mr. Zabors will be asked to prepare a summary report for the Unit Owners Annual Meeting and provide an overview of the Association's financial status, anticipated expenses, and the possibility for the need of a special assessment.

b) Insurance

Management reported that the Association's annual insurance premium is due in the amount of \$28,593.18. It was further reported that Mr. Zabors had recommended the Board approve the payment plan offered by Rockwood Insurance even though the annual interest charge will be almost \$1,200.

Upon motion duly made, Mr. Lau motioned to approve the Rockwood Insurance plan, 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 payment plan in the amount of \$28,593.18 as presented by the Rockwood Insurance Company.

Management suggested the Association's insurance policy should have ordinance and law insurance coverage added.

Upon motion duly made, Mr. Baker motioned to include the ordinance and law insurance coverage added to the Rockwood Insurance plan, seconded by Mr. Lau, and unanimously carried, the following resolution was approved:

RESOLVED – That the Board of Directors of the Pierre Condominium Association, hereby, authorize payment in the amount of \$210.00 for the annual premium of the ordinance and law insurance coverage added as proposed by the Rockwood Insurance Company.

c) Annual Meeting

Management confirmed that the unit owners were notified of the annual meeting which has been scheduled for May 8, 2001 at 7:30 p.m. The Association's accountant Mr. Mike Brastos will be assisting with the election process. This year five Board positions expire, and at the annual meeting five new directors will be elected for filling the positions.

d) Chicago Facade Ordinance / Violation Notice

The Association was notified that the city administrative law officer rescheduled the hearing date for the 2000 Ongoing Inspection and Repair Program Report to April 27, 2001.

e) Snow Load Testing

Management reported that Baker Development still has not responded to our requests for the snow load testing.

f) 2124 Construction Project

Management reminded the Board that there were other unresolved issues with Baker Development which concerns damages to glass and or windows including window sills that remain splattered with mortar from the construction.

Management was instructed to send the Association's attorney, Mr. Matt Piers all of the outstanding issues including snow load testing, duct work cleaning, mortar on windows or sills, window cleaning and payment of fines for the construction violations.

g) Management Services

Management informed the Board that the new Homeowners Association for the 2120 Lincoln Park West Condominium Association has requested a management proposal from Wolin-Levin, Inc. for managing their property. Ms. Cohen assured the Board that if Wolin-Levin is selected that she would not be assigned to the 2120 property and would remain the property supervisor for The Pierre.

Upon motion duly made, Mr. Mehrberg motioned to permit Wolin-Levin to manage the 2120 Lincoln Park West Condominium Association, seconded by Mr. Waterston, and unanimously carried, the following resolution was approved:

RESOLVED – That the Board of Directors of the Pierre Condominium Association, hereby, permit Wolin-Levin, Inc. to manage the 2120 Condominium Association, and if Wolin-Levin, Inc. agrees, in the event of conflicts of interest, Wolin-Levin, Inc. will resign the account at 2120 and continue with The Pierre.

h) Cornice Repairs

Management reported that the former managing agent had obtained proposals for additional cornice repairs, but the work was never completed. Management confirmed that J. Gill & Company was the lowest bidder at the time, and they're still interested in completing the project. Wiss, Janney, Elstner has recommended that the repairs be completed as soon as possible.

Upon motion duly made, Mr. Baker motioned to accept the proposal from J. Gill & Company for the cornice repairs, seconded by Ms. Antonucci, and unanimously carried, the following resolution was approved:

RESOLVED – That the Board of Directors of the Pierre Condominium Association, hereby, approve the proposal from J. Gill & Company to complete the exterior facade cornice repairs for an amount of not to exceed \$12,000.

i) Garage

1 – Garage Condition Survey

Management reported that the engineers from Eskenazi, Farrell & Fodor have completed the Garage Condition Survey and presented their report to the Association. Phase #2 of their proposal covers Preliminary and Final Design specifications, Phase #3 of their proposal covers Bidding and Contracting. The total cost for these two additional phases are \$7,400. The final phase #4 provides for the engineers to oversee the construction, and this work would be based on hourly rates.

Upon motion duly made, Mr. Waterston motioned to accept the proposal from Eskenazi, Farrell & Fodor for Phase #2 and #3 of their proposal, 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 \$7,400 for Eskenazi, Farrell & Fodor to complete Phase #2 of their proposal covering “Preliminary and Final Design Specifications”, and Phase #3 of their proposal covering “Bidding and Contracting”, including completing the design phase, preparation of the working specifications, request bidding, and obtain firm pricing.

2 – Garage Scaffolding Storage

Management confirmed that Bruce Cohen of Pioneer Parking came to a mutual understanding with Ms. Cohen and does not object to the Association storing the scaffolding in the designated area in the garage.

3 – Garage Office Door

Management reported that a glass panel on the garage office door is cracked. The cost to replace the glass is \$400.00. The Board advised Management to postpone the repair until after the garage work has been completed.

j) Elevator Evaluation

The Board received the elevator modernization study completed by Lerch, Bates & Associates, Inc. The next phase of the project includes the preparation of specifications and bidding. After discussion and reviewing the study, the Board decided to proceed with the next Phase.

Upon motion duly made, Mr. Baker motioned to accept the proposal from Lerch, Bates & Associates, Inc. for the next phase of the elevator repairs, seconded by Ms. Kolarik, and unanimously carried, the following resolution was approved:

RESOLVED – That the Board of Directors of the Pierre Condominium Association, hereby, approve the proposal from Lerch, Bates & Associates, Inc. for the preparation of specifications and oversee the bidding process for the repair/modernization work for the three building elevators for an amount of not to exceed \$3,900.

k) Second Floor Rental Unit

Management reported that another unit owner has expressed an interest in temporarily renting the second floor unit. Management is awaiting a signed lease.

VII OLD BUSINESS:

a) Renovation Committee

The Board was presented an invoice from designer Darcy Bonner Associates for \$3,075 for services rendered through February 28, 2001. Ms. Antonucci had reviewed this with Mr. Bonner and concluded that this invoice could not be deducted from the \$5,000 retainer he received.

The Board also discussed the conceptual presentation, flooring options, materials presented and the maintenance of the products chosen, as well as disabled accessibility.

The Board had agreed to pay the invoice which is for a portion of the preliminary presentation work so that they could be used to present at the Unit Owners Annual Meeting in May. Mr. Bonner will be asked to prepare the conceptual drawings for presentation for the Annual Meeting.

Upon motion duly made, Mr. Baker motioned to pay the Darcy Bonner Associates invoice in the amount of \$3,075.00, seconded by Mr. Lau, and carried, the following resolution was approved:

RESOLVED – That the Board of Directors of the Pierre Condominium Association, hereby, approve the invoice for payment from Darcy Bonner Associates in the amount of \$3,075 for design services rendered through February 28, 2001.

*In Favor: Mr. Lau, Ms. Antonucci, Mr. Baker, Mr. Waterston, Mr. Mehrberg.
Opposed: Ms. Kolarik.*

VIII NEW BUSINESS:

a) Elevator Carpeting

Ms. Antonucci was given authority to select the new carpeting insert pieces for the elevators.

b) Next Meeting Date

The next Board of Directors meeting will be held on Tuesday, May 8, 2001 directly following the annual unit owners meeting.

IX RECESS/CLOSED SESSION/ADJOURNMENT:

With no further business to come before the regular Board meeting, and upon motion duly made by Mr. Baker, seconded by Mr. Lau, and carried, the Board recessed into a closed session of the open meeting at 9:45 p.m.

The purpose of the closed session was to address an exterminator inspection of a unit, a proposed resolution for a dispute between two unit owners, and to hear and try to resolve a unit owner's complaints with the building and management.

The closed session of the open meeting concluded and reconvened into open session at 10:05 p.m.

Upon motion duly made by Mr. Baker, seconded by Mr. Lau, and unanimously carried, the meeting adjourned at 10:05 p.m.

Respectfully Submitted,



Wayne Lau, Secretary
The Pierre Condominium Association

Debra Russo, Recording Secretary