



**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 May 9, 2000, following the Unit Owners Annual Meeting at 8:45 p.m. in the hospitality room.

Attendance was recorded as follows: Directors: Adam Landsman, Stu Baker, Wayne Lau, Bob Zabors, Gera-Lind Kolarik, Denise Antonucci, William Waterston; Mike Bratsos, CPA, MBA, Layland, Bratsos, and Associates; (Bob Levin, Wolin-Levin, Inc. was not represented at this meeting); Recording Secretary, Debra Russo.

**I CALL TO ORDER:**

The meeting of May 9, 2000, was called to order at 8:58 p.m., by Board President Stu Baker. A quorum was noted. After welcoming attending owners, Mr. Baker welcomed the new Board members.

**II TREASURER'S REPORT:**

Mr. Baker introduced the Association's accountant, Mike Bratsos from Layland Bratsos and Associates. Mr. Zabors along with Mr. Bratsos, who is currently working on the annual audit, spoke briefly about the transition from Vanguard and specifically, an unresolved issue concerning a \$20,000 variance, which Vanguard has acknowledged as an error in reconciling lockbox funds. It was also discovered that Vanguard issued several double payments to Local 1 for employee pension contributions. The information will be forwarded to the Association's attorney to expedite a resolution.

**III SECRETARY'S REPORT:**

**a) Minutes of April 13, 2000**

Mr. Lau was commended for his efforts as Board Secretary during the past year.

Mr. Lau reported that the Board had been given the opportunity to review the minutes of April 13, 2000 in advance of the meeting, and reviewed the proposed changes. Mr. Lau called for final comments or corrections to the suggested amendments for the minutes of April 13, 2000. Amendments were noted accordingly.

Upon motion duly made, Mr. Lau motioned to approve the minutes of April 13, 2000 as amended, 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 minutes of April 13, 2000, as amended.

**IV ELECTION OF OFFICERS:**

The new Board of Directors was announced as follows: Stu Baker, Wayne Lau, Bob Zabors, Randy Mehrberg, Samuel Black, Adam Landsman, Gera-Lind Kolarik, Denise Antonucci, and William Waterston.

Mr. Baker withdrew his name for consideration to serve as President and respectfully declined any encouragement to serve in that capacity for another year.

A motion was made by Mr. Baker to nominate Bob Zabors to serve as Treasurer for another year. Mr. Zabors accepted the nomination. The motion was seconded by Ms. Kolarik and unanimously approved.

A another motion was made by Mr. Baker to nominate Wayne Lau to serve as Secretary for another year. Mr. Lau accepted the nomination. The motion was seconded by Ms. Kolarik and unanimously approved.

A motion was then made by Ms. Kolarik to nominate Adam Landsman to serve as President. Mr. Landsman accepted the nomination. The motion was seconded by Mr. Waterston and unanimously approved.

## **V MANAGEMENT REPORT:**

### **a) ABOMA**

The Board briefly discussed Management's recommendation for the Association to join ABOMA (Apartment Buildings Owners and Managers Association of Illinois).

Upon motion duly made by Mr. Baker, 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 a \$195.00 expenditure payable to ABOMA for annual dues.

### **b) Roof Deck**

The Board estimated that the pool deck will open for the season about a week or two after Memorial Day. Management is currently obtaining proposals for repainting the pool. The contract for replacement of the roof deck membrane has been executed. The two projects will be coordinated through Management. Management will be asked to purchase a new telephone and new floor mats for the hallway entering the roof deck.

### **c) Pending Items**

- The alley cement pad was damaged by Baker's construction and will need to be repaired.
- The Association's attorney went to court regarding the city summons from the roof deck; no reply yet.
- Ms. Kolarik will obtain quotes for the planting of flowers in the front entry planters.
- Replacement of one of the circulating pumps ran over budget at a cost of \$7,785.
- The Board rejected a suggestion to install memo frames in the elevators.
- The Board agreed to the installation of a bulletin board in the back area.
- The bike room will be cleaned out; all bikes must display a registered tag or will be donated to charity.
- Vanguard never completed the storage locker inventory. Owners will be asked to identify their lockers once again.
- After this month, assessments will no longer be collected from the lockbox in the lobby. Owners can either mail their assessments or apply for direct debit.

### **d) Garage**

#### **1 – Parking Coupons**

Mr. Lau reported that the Association recently entered into a new contract with Pioneer Parking. And, under the new agreement, the Association will receive about \$10,000 more annually and with the new contract unit owners will receive a reduced parking rate for their guests providing that they purchase coupon stickers. Disadvantages of the new agreement is that Pioneer will no longer accept charging of guest parking fees to accounts and Pioneer will not provide free parking to the Association for contractors or staff. Mr. Lau, therefore, suggested that unit owners as well as the Association itself purchase a block of coupons in advance to be used for contractors and/or others doing business with the Association.

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 a \$400.00 expenditure for the purchasing of parking coupons to be used by persons servicing the Association. Management will be asked to administer the coupons and maintain the accounting.

#### **2 – Garage Improvements**

The Board discussed the need for improvements in the garage such as new flooring and new overhead doors and frames. Mr. Lau suggested the additional income realized from the new garage agreement should be reinvested in repairs and improvements in the garage. The Board was in favor of obtaining a complete analysis on the condition of the garage from a qualified architect.

## **VI OLD BUSINESS:**

### **a) Unit Remodeling**

#### **1 – Unit 8CS**

The Board discussed the sale of unit 8CS and the renovation plans submitted by the buyer. The plans had been forwarded to the Association's architect Alan Yore for approval, who recommended approval based on a preliminary review of the proposed changes which appear to be mostly cosmetic.

Upon motion duly made by Mr. Zabors, 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 sale of unit 8CS and waive the right of first refusal.

Upon motion duly made by Mr. Baker, 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 renovation plans for 8CS, contingent on receiving a favorable final report from the Association's architect, Alan Yore.

#### **2 – Unit 4C-DS**

Mr. Baker reported that he and the Association's architect met with the owners of 4C-DS and their contractor to discuss their revised renovation plans. The revised plans seemed to meet the Association's requirements.

Upon motion duly made by Mr. Baker, 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 for 4C-DS as revised.

### **b) Head Janitor/ Apartment Allowance**

It was reported that Vanguard may have been overpaying head-janitor Mike Mic for his housing allowance. According to the Collective Bargaining Agreement, he is entitled to one-half of the fair market value of a one-bedroom apartment. Management will be asked to verify the information and correct the error if necessary.

### **c) Committee Reports**

#### **1 – Decorating Committee**

The Board commended Laraine Spector for all her efforts on behalf of the Association. Discussion ensued regarding designer interviews, the scope of work, and budget expectations. Darcy Bonner Associates and Gary Lee Associates will be invited back for a second interview. A newly formed decorating committee will prepare a list of questions for the designers which should include fee structure and design phases. The focus will be on the hallways and renovation of the second floor.

Upon motion duly made by Mr. Baker, 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 Denise Antonucci to Chair the Decorating Committee.

Stu Baker, Bob Zabors and Gera-Lind Kolarik volunteered to serve on the committee. Eight to ten other owners will also be recruited to serve on the committee. Any interested owners who would like to participate should contact Ms. Antonucci.

## **VII NEW BUSINESS:**

### **a) Board Meeting Date**

The next Board of Directors meeting will be Tuesday, June 13, 2000. Future Board meetings will now be scheduled for the second Tuesday of each month.

### **b) Personal Property Damage Claim**

The unit owners of 3-4BN reported that due to the construction next door, a mirror fell off a wall in their unit and broke. The owners will be advised to submit a claim to their homeowner's insurance carrier.

**c) Emergency Assistance**

Ms. Kolarik stressed the importance of notifying disabled residents of electrical outages so they can be prepared and assisted in an emergency. Management will be asked to maintain a list of residents with special needs at the door station and to instruct the doormen on proper emergency procedure.

**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 10:40 p.m.

The executive session concluded and reconvened into open session at 11:15 p.m.

Upon motion duly made, seconded, and unanimously carried, to adjourn the meeting at 11:15 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