



**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 June 13, 2000 at 8:00 p.m. in the hospitality room.

Attendance was recorded as follows: Directors: Stu Baker, Sam Black, Wayne Lau, Denise Antonucci, Randy Mehrberg, Gera-Lind Kolarik; Stephen Sharp of Kovitz Shifrin & Waitzman; Bruce Cohen, Pioneer Parking, Inc.; Michele Cohen, Wolin-Levin; Recording Secretary, Debra Russo.

**I CALL TO ORDER:**

In the absence of Board President Adam Landsman, the Board of Directors meeting of June 13, 2000, was called to order at 8:31 p.m., by Vice President Stu Baker. A quorum was noted. Mr. Baker welcomed attending owners and apologized for starting the meeting late, noting that, an executive session previous to the regular meeting took place with the Association's attorney and ran longer than expected.

**II 2120 CONSTRUCTION PROJECT CLAIMS UPDATE:**

Mr. Baker introduced the Association's attorney Stephen Sharp and opened the floor to discussion concerning related damage from the 2120 Construction Project. Owners were given an opportunity to ask questions of Mr. Sharp and to review copies of the draft insurance claim prepared by The Ritter Group. In response to an owner's inquiry, Mr. Sharp advised that the insurance claim should include a housing allowance for owners who are displaced while their damaged units are being repaired.

Mr. Sharp stated that although no one has acknowledged liability, ACE USA (Case's insurance carrier) has asked for individual owners to submit their damage claims for review. Management will work with Mr. Sharp to clarify the lines of responsibility, differentiating common elements or areas considered the Association's responsibility verses the unit owners' responsibility. The information will be distributed to all unit owners along with clear, concise, instructions for submitting insurance claims.

Thanks were extended to Mr. Sharp and he was excused from the meeting.

**III GARAGE OPERATIONS / PIONEER PARKING:**

**a) Vehicle Size Restrictions**

Mr. Baker introduced Bruce Cohen from Pioneer Parking. Mr. Cohen explained the difficulty the garage attendants are having in maneuvering large vehicles in the garage.

Mr. Cohen said the current contract allows Pioneer Parking to charge a higher rate for exceptionally large vehicles; however, he was more interested in discouraging others from parking large vehicles in the garage. Pioneer Parking has placed restrictions on vehicles that will be allowed in the garage. Mr. Cohen will present the specific size limitations to Management for the new restrictions.

*Prior to purchasing a new vehicle, unit owners are requested to contact Mr. Bruce Cohen at Pioneer Parking (312-664-3700), for approval of their intended new vehicle type and maximum specifications allowed.*

**b) Commercial Business / Wind Sign**

Mr. Cohen asked the Board for permission to display a free standing discrete “wind sign” outside the garage entrance to attract additional business from outside parkers, weekdays only, when space is available. In return, Mr. Cohen offered to provide additional parking for employees if they’re unable to park on the street.

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

**RESOLVED** – That the Board of Directors of the Pierre Condominium Association, hereby, grant approval for Pioneer Parking to display a free standing sign in front of the building (weekdays only) in exchange for free parking for employees.

The vote was recorded 5 in favor, 1 opposed.

*In Favor: Mr. Lau, Ms. Kolarik, Mr. Black, Ms. Antonucci, and Mr. Baker;  
Abstaining: Mr. Merhberg.*

**IV SECRETARY'S REPORT:**

**a) Minutes of May 9, 2000**

Mr. Lau reported that the Board had been given the opportunity to review the minutes of the Unit Owners Annual Meeting of May 9, 2000 as well as the regular Board of Directors meeting of May 9, 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 Board Meeting minutes of May 9, 2000. Amendments were noted accordingly.

*The minutes from the Unit Owners Annual Meeting will be distributed as a draft and considered for approval at the next Annual Meeting.*

Upon motion duly made by Mr. Baker, 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 the Board of Directors meeting of May 9, 2000, as amended.

**V TREASURER'S REPORT:**

Board Treasurer Bob Zabors was not in attendance. In his absence, Board Secretary Wayne Lau was asked to sign the tax return. Management reported that there are a number of requests each month for documentation of The Pierre’s reserve balance, and suggested that we should present that information each month. The reserve balance as of April 30, 2000 was \$609,000.

**VI MANAGEMENT REPORT:**

**a) Pool Deck Restoration**

Management reported that the pool deck restoration project will be completed approximately June 9. The Board ratified approval given by Board President Adam Landsman for an expenditure in the amount of \$2,155, payable to LS Contracting Group for the additional work orders for deck repairs recommended by the Association’s architect. Even with the additional expenditure the project is well under the budgeted amount.

Management reported the pool will be painted on June 12 weather permitting, it was also decided that the exterior walls should be painted at the same time. The Board reviewed the proposed additions to the painting contract.

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

**RESOLVED** – That the Board of Directors of the Pierre Condominium Association, hereby, approve an expenditure of \$5,950, to cover the cost of power washing the pool and additional painting as specified.

**b) City Summons**

Management reported the attorney has advised it will be necessary to extend the stand pipe to the roof, per the city summons. Postl Yore Associates will be asked to supervise the installation as it requires coring through the roof.

**c) Garage Leak/Unit 3AN**

Management reported that a water leak has developed in the garage which appears to originate from unit 3AN. Repairs have not been authorized because there's some question as to responsibility. The Board authorized Management to proceed with the repairs and to contact the attorney for advice on financial responsibility.

**d) 4C-DS Unit Remodeling**

The remodeling plans for 4C-DS were approved at the previous month's Board meeting after they were revised as recommended by the Association's architect. Management reported the unit owners have had some differences with adjacent unit owners with regards to the remodeling.

The Board reviewed this matter and requested that we obtain a legal opinion from the Association's attorney Mr. Robert Nesbit of Kovitz Shifrin & Waitzman, on the matter before a final resolution be made

**e) 6DS Unit Remodeling**

The Board reviewed remodeling plans for 6DS. Management advised the plans are basically cosmetic and do not include any structural changes.

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

**RESOLVED** – That the Board of Directors of the Pierre Condominium Association, hereby, approve the unit remodeling plans for units 6DS, as reviewed by Management.

**f) 12AN Unit Remodeling**

The Board reviewed remodeling plans for 12AN. Management advised the plans are basically cosmetic and do not include any structural changes.

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

**RESOLVED** – That the Board of Directors of the Pierre Condominium Association, hereby, approve the unit remodeling plans for units 12AN, as reviewed by Management.

**g) Construction Rules Committee**

A committee was asked to be formed to review and revise the current construction policy, comprised of Wayne Lau, Bill Waterston, Gera-Lind Kolarik, and David Dickler. The committee will evaluate the current policy and report back to the Board with its recommendations.

**h) Auto Damage**

The Board discussed a request from the owner of 12ES to be reimbursed for the cost of buffing out his auto because of damaged caused by leakage in the garage. The Board requested an inquiry to determine who is responsible for the leak before reimbursement would be approved.

**VII OLD BUSINESS**

**a) Miscellaneous**

The Board briefly discussed the following items:

- Maintenance report.
- Management/Staff meeting.
- Including the purchase of a new guard desk and security monitors with the lobby remodeling plans.
- The doormen need new uniforms; Management will obtain prices.
- Management will purchase a new microwave for staff use.
- The building's front loading zone was extended thanks to Mr. Mehrberg and the Alderman's office.
- Board meeting notices will be posted in the mail room.

**VIII NEW BUSINESS**

**a) Next Meeting Date**

The next Board of Directors meeting will be Tuesday, July 11, 2000.

**b) Videotaping Construction Damage**

The Board briefly discussed videotaping construction damage in case evidence is needed in the future. The Association's attorney will be asked to retain an independent videographer if deemed necessary.

**IX 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 10:55 p.m.

The executive session concluded and reconvened into open session at 11:30 p.m.

Upon motion duly made, seconded, and unanimously carried, to adjourn the meeting at 11:30 p.m.

Respectfully Submitted,



Wayne Lau, Secretary  
The Pierre Condominium Association

Debra Russo, Recording Secretary