



APPROVED MINUTES

THE PIERRE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

Pursuant to notice duly given, a Special Board of Directors Meeting of the Pierre Condominium Association was held on June 21, 2000 at 7:30 p.m. in the hospitality room.

Attendance was recorded as follows: Directors: Adam Landsman, Stu Baker, Wayne Lau, Bill Waterston, Sam Black, Denise Antonucci.

I CALL TO ORDER:

The meeting of June 21, 2000, was called to order at 7:35 p.m., by Board President Adam Landsman. A quorum was noted. Mr. Landsman explained the reason for calling a special meeting of the Board were three topics that needed to be addressed by discussion and or a vote.

II OLD BUSINESS:

a) Former Head Janitor

Mr. Landsman gave a status report explaining the final documentation pertaining to the settlement for the former head janitor.

b) 2120 Construction Project Insurance Claims

The Board received preliminary documentation with regards to the process for handling the 2120 Construction Project claims for individual unit owners from The Ritter Group, and the Association's attorney Steve Sharp of Kovitz Shifrin & Waitzman.

The Board decided that the Association will create the necessary documentation for unit owners that were affected with damage from the 2120 Construction Project, to fill out and return to Management.

c) Unit 4C-DS Remodeling Plans

Mr. Landsman summarized for the Board the remodeling plans previously approved by the Board for unit 4C-DS had to be revised due to differences with adjacent unit owners. He explained that he had extensive conversations between the parties involved, (unit owners, contractor for the project, Association's architect Mr. Puder of Postl-Yore and Associates, and the Association's attorney Mr. Robert Nesbit of Kovitz Shifrin & Waitzman,) and requested that we obtain a legal opinion on the matter before a final resolution be made.

Mr. Landsman explained that Mr. Nesbit, after having discussions with the contractor and the Association's architect, reviewed the resubmitted plans for 4C-DS and rendered the following opinion:

The branch line in question is not a part of the common elements, but is rather a part of the Mauer's unit. Section 4.1 (a) (3) of the Illinois Condominium Property Act states, in relevant part:

"If any chutes, flues, ducts, conduits, wires, . . . or any other apparatus lies partially within and partially outside of the designated boundaries of a unit, any portions thereof serving only that unit shall be deemed a part of that unit, while any portions thereof serving more than one unit or any portion of the common elements shall be deemed a part of the common elements."

The effect of this section is that branch lines, since they serve only one unit, are actually part of a unit.

From the Association's standpoint, this means they are both the property of the individual owners, as well as their maintenance responsibility.

The Association does have the right to insist that the work be done in a professional manner and if the Mauer's will be tapping into a main line, the Association has the right to make sure that this is done properly.

After discussions from various Board members on the issue, it was then proposed to present the matter for a vote.

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 the renovation plans for 4C-DS as revised.

III ADJOURNMENT:

With no further business to come before the Special Board Meeting and upon motion duly made, seconded, and unanimously carried, the meeting adjourned at 8:30 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