

The Pierre Condominium Association

MINUTES OF JUNE 18, 2003 BOARD OF DIRECTORS MEETING

I. Call to Order

The Board of Directors meeting of June 18, 2003 was called to order at 7:35 p.m. by Board President Adam Landsman. A quorum was noted. Attendance was recorded as follows: Denise Antonucci, Bob Doak, Adam Landsman, Janet Fisher, Mary Gootjes, Manuel Silverman, and Edward Burnes. Others: Joe Bright from Wolin-Levin and building engineer Aaron Jewell.

II. Approval of Minutes

The minutes of the May 21, 2003 board meeting were unanimously approved.

III. Treasurer's Report

Treasurer Bob Doak presented the Treasurer's Report, a copy of which is attached to the Minutes.

IV. New Business

A. Pool pipe leak issue

A unit owner complained of water damage to her unit 11BN from leaks from the pool. She stated that this has occurred for the third straight year and she is no longer willing to submit a homeowners' insurance claim. The unit owner will get an estimate for the current repairs and present it to the Board. Aaron Jewell informed the Board that two weeks ago there was a leak from a broken drain pipe for the building and that the backup drain was not working. The pipe has been replaced with upgraded pipe and a plumber will repair the backup drain and help Aaron analyze what can be done to prevent future leaks from the pool. Aaron will generate a report for the Board with his recommendations about what should be done to prevent future leaks from the pool.

B. Hallway Renovation committee

The Hallway Renovation committee, chaired by Denise Antonucci, met on June 16, 2003 at 7:30 p.m. Notes from that meeting are attached to the minutes.

Denise Antonucci made a motion to accept the recommendation from the Hallway Renovation committee to hire Nicholai, Ltd. to do the "Design," the "Specification and Bidding," and the "Projection Implementation" for a price not to exceed \$28,475, pursuant to the letter proposal submitted by Nicholai, Ltd dated May 8, 2003, and subject to attorney approval. Janet Fisher seconded the motion. Discussion was held and a vote was taken. The motion was approved 4 votes to 3.

In favor: Denise Antonucci, Bob Doak, Janet Fisher, Manuel Silverman.

Opposed: Adam Landsman, Mary Gootjes, Edward Burnes.

The next Hallway Renovation committee meeting is scheduled for June 24 at 7:30 pm.

C. Third floor damage This issue is resolved.

D. Cable wiring

A committee was formed to investigate the cable options. Stu Baker is chairing this committee and Scott Gelman and Adam Landsman are serving on the committee. The RCN cable contract is up for renewal this year. We are trying to get a “bigger and better” cable package, and possibly satellite TV. One issue with using a new company to provide cable service is that the building has parallel wiring and not “home run” wiring. The committee is investigating installation of “home run” wiring in the building. RCN has stated that we can get a price decrease if RCN is able to “bundle” the services. There was discussion about “digital” cable. RCN has stated that if we renew the contract with RCN, RCN will guarantee in writing that it will have digital service by April 2004.

E. SEIU Pension fund contributions back billing

The bill to the SEIU Pension fund will be paid.

V. Old Business

A. Boiler repair Boiler repair has been completed.

B. Silverman issue This issue has been resolved.

C. Final elevator inspection

The elevator inspection is complete and the elevators have been approved by the City of Chicago.

VI. Management Report - by Reference

VII. Unit Owners Comments

A. Water Damage to Unit 6ES

There was a discussion about water damage to unit 6ES from work involving draining a standpipe. The unit owner sent a letter and an invoice for \$855 in itemized damages. The letter states that the building engineer improperly entered her unit. The maintenance person was instructed to go into a unit on the eighth floor but the maintenance person went into unit 6ES by mistake. Joe Bright will respond to the letter from the unit owner.

In the future, the maintenance staff will leave a written notice after entering a unit. Unit owners are reminded that when there are posted water shutoffs there is a possibility that the maintenance staff may need to enter units on that tier or floor without notice.

B. Garage Cleaning

Joe Bright suggested that the Pierre hire an outside vendor to clean the garage. His suggestion was to pay \$400 per month for 6 hours per week of cleaning. Discussion was held about power washing the garage, which should be done twice per year. A motion was made to hire an outside vendor to power wash and clean the garage on a one time basis. The motion was approved unanimously.

Owners and staff are reminded that smoking is not allowed in the garage. This rule applies to workmen, too.

C. Farewell gift to maintenance engineer

Nick Leka, who has worked for the Pierre for 13 years, is leaving on July 17, 2003. Discussion was held about a farewell gift for Nick. Motion by Ed Burnes and seconded by Adam Landsman. The following resolution was approved unanimously:

RESOLVED – That the Board of Directors of the Pierre Condominium Association approve a farewell gift of \$500 to thank Nick Leka for his many years of service.

D. Blue Bag Recycling

Owners are reminded that the Pierre does not purchase blue bags for unit owners' use in recycling. Owners that wish to recycle should purchase their own blue bags.

E. Election Committee Report

A report from the election committee report is attached to the minutes.

VIII. Adjournment

The meeting went into closed session at 9:45 p.m. and was adjourned at 9:50 p.m.
Respectfully submitted,

Mary Gootjes
Recording Secretary