

The Pierre Condominium Association

MINUTES OF January 17, 2007 BOARD OF DIRECTORS MEETING

I. Call to Order

The Board of Directors meeting was called to order at 7:50 p.m. A quorum was noted. The directors in attendance were: Denise Antonucci; Stu Baker; Janet Fisher; Bob Doak; Randy Mehrberg; Amy Dickinson. Absent: Mary Gootjes; Marc Feliciano; and Jose Gomez. Dan Chalifoux from Wolin-Levin and Titus Ghica were present.

II. Approval of Minutes

Stu Baker made a motion, which Janet Fischer seconded, to approve the December 2006 minutes. The motion passed unanimously.

III. Treasurer's Report

Wolin-Levin did not provide the financial information in time for the Treasurer to prepare a written report.

IV. Management Report

The Board reviewed Dan Chalifoux's written management report dated January 17, 2007.

Board Meeting Change: The Board discussed changing the Board meeting from the 3rd Wednesday of the month to the 4th Wednesday of the month. Janet Fisher made a motion, which Stu Baker seconded, to change the Board Meeting to the 4th Wednesday of each month. The motion passed unanimously. The next Board meeting will be on February 28.

Past Due Assessments: Attorney's letters have been sent to two unit owners that are late with payments.

Change Order 1 for Parapet Wall Additional Masonry Repairs. The Board reviewed a proposal from engineers Wiss Janney dated January 11, 2007, stating that on January 5 they discovered that the backup for the parapet masonry below the roof line is not structurally sound in several areas. Bully & Andrews provided a proposal dated January 10, 2007, for \$22,915.00 to perform additional masonry repairs.

Cleaning Cost for Unit 10AS – The owner provided a written report of the damages to the unit from the Bulley & Andrews façade repair work. Charges have been submitted to Bulley & Andrews.

Unit 3EN Deck – Titus will check for storage space for this unit while scaffolding is on the deck of this unit.

Notice to Owners: Letters should be sent to residents regarding the schedule of work at the tiers. Titus would like to enter the units prior to work being done in order to protect windows with tape and plastic covering. The project should continue until July of 2007.

Cooling Tower: The old tower has been removed and the new tower will be installed by EMCOR. Bulley & Andrews needs to first complete the parapet wall repairs, which should take a few weeks, before the tower installation.

The neighbor to the west of the Pierre asked Bully & Andrews if they could park in the garage for free while work was being done.

Elevator phones: The Board reviewed options for the elevator phones. Dan Chalifoux hopes to have this resolved soon.

Property Tax: Dan Chalifoux circulated a memo to all owners stating that the Board of Directors engaged the law firm of Klafter and Burke to determine if property tax relief was possible. They in turn utilized the service of expert appraiser Robert W. Schlitz. Unfortunately, he has been unable to set The Pierre's 2006 market value at LESS than the market value set by the Cook County Assessor. The appraisal is the only evidence the Assessor will consider in reducing this property's value. Therefore, no further action will be taken to contest the property's 2006 assessment.

Electric Rates: Wolin Levin has engaged an energy company that is analyzing the feasibility of buying in bulk for common area meters. 400 Kw per month is the baseline for savings. Randy Mehrberg will provide additional information for this comparison analysis.

Unit 5FN: The owners have requested approval for renovations to two bathrooms. The Board advised that their contractor needs to submit more information.

V. Building Engineer's Report

Completed Projects (December 20th to January 17th, 2007)

- Installed the canopy for masonry repair
- Installed the roof counterweight system for rolling canopy
- Cooling tower was taken down piece by piece
- Asbestos removed by a specialized company
- 2 light fixture repaired in front of the building (by the lobby)
- All elevators (service and main) door track were cleaned
- "H" base beams cleaned, primed and painted by the EMCOR Co.
- Patched, primed and painted the Apt. 5AS (the bedroom closet wall was pulling down by the shelf; the drywall was replaced and repaired)
- Christmas tree and decorations removed from the lobby

- New Strobe Light installed for cabs (taxi)
- Second floor utility hallways cleaned and buffed.
- New door closing device installed by the service elevator door.
- New cushion installed around the garage beams.
- Every day clean-up around the building
- Every day inspection of the roof
- Plastic, tape, mortite seal in the AS, BN, FN, EN apartments.
- Boiler maintenance done by Shawn Monroe. 2 pipes replaced.
- Replaced 18 new shut off valves for DN, AN and CN tier
- Ongoing Service Requests

Future Projects

- New Cooling Tower installation. This includes coordination with City of Chicago and closure of Dickens St.
- Many more window to be sealed around the building
- Boiler high temp. brick repair

Remarks

During the last 2 weeks we have had a tremendous amount of work and I want to thank all the owners for their understanding and patience. Also I want to thank Ali for his support in this project. Salko, David and Juan were fantastic in not only doing their daily job, but during this new demanding window project.

Titus

VI. Committee Reports

Lobby Renovation: Gail Ruden requested that a step be made so that she and others may reach their mail boxes more easily. The Board discussed the need for new lobby signage that is larger and will match the design of the lobby. Denise Antonucci discussed the cost of sconce placement and is waiting for David Thomas to review a quote. The committee is reviewing pricing and fabrics for 4 new chairs, a table and a rug for the inner lobby.

Window Committee: Gail Ruden submitted a window replacement outline. She noted that there are several issues that the committee is still working on. A walk through with Titus has been requested.

The window consultant will provide the required liability insurance for Bulley & Andrews so the consultant may use Bulley & Andrews' scaffolding to conduct an inspection from the exterior of the building.

Although the process is ongoing, the replacement project is projected to begin in the spring of 2008. Dan Chalifoux is working with the association attorneys on a letter to the owners regarding the financing of the window replacement project.

Security: Stu Baker discussed Phase II of the security project, which will begin soon. Phase II will include new “non-copyable” keys for all units and common areas and a new high security keybox. There will be new rules and protocols for the access and use of the keys. More details on Phase II will be forthcoming.

Exercise Room: The committee has prepared a draft survey for owners. Denise Antonucci reported that a higher quality treadmill will be installed soon. Janet Baker requested that the Board look into the purchase of a heart defibrillator for the exercise room.

VII. Old Business

None.

VIII. New Business

None.

IX. Unit Owners Comments

None.

X. Adjournment

The meeting was adjourned at 10 p.m. and the board went into closed session.

Minutes from Board Meetings are posted at www.thepierre.com

To send an email to the Board of Directors please use: theboard@thepierre.com

To send an email to building manager Dan Chalifoux please use: mgmtco@thepierre.com

Respectfully submitted by,

Mary Gootjes Secretary