



The Pierre Condominium Association
2100 Lincoln Park West Chicago, IL 60614

MINUTES OF January 28, 2009 BOARD OF DIRECTORS MEETING

I. Call to Order

The Board of Directors meeting was called to order at 7:08 p.m. A quorum was noted. The directors in attendance were: Bob Doak, Mary Gootjes, Jill Pack, Jose Gomez, Gera-Lind Kolarik. Ric Slocum was present by telephone starting at 7:30 pm. Dan Chalifoux from Wolin-Levin was present. Building Engineer Titus Ghica arrived after the meeting had begun.

II. Approval of Minutes

A motion was made by Mary Gootjes and seconded by Jose Gomez to approve the minutes of the December 17, 2008 Board meeting. Approved unanimously.

III. Treasurer's Report

THE PIERRE CONDOMINIUM ASSOCIATION TREASURER'S REPORT BOARD MEETING 1/28/09

At 12/31/08, The Pierre Condominium Association had cash balances totaling \$2,084,997, invested in bank money market accounts and bank C/D's currently earning between 1.7% and 4.5% annualized interest, varying by maturity.

Gas costs have been higher than expected for most of the year, due to both rate and usage. Gas pricing has dropped significantly in the last 60-90 days to around the \$.75-.80 level from rates in excess of \$1.10 for the 4-5 months prior to that. The reductions however have not been enough to offset the higher costs earlier in the year. Usage has also increased in the last month or 2. The current forecast assumes a possible over budget of about \$21,000 for the year. The total expense forecast for the year is \$23,000 over budget which means that all expenses other than gas are expected to be \$2,000 over budget. December Garage revenue is on budget. The \$11,000 full year negative variance was discussed in last month's report.

Interest income is no longer reported with operating income to be consistent with the reserve study presentation of showing interest income as a direct credit to capital reserves. The forecast of interest is expected to be below budget by \$4,500 for the year, due to lower than expected interest rates. Overall, I'm forecasting full year operating income of about \$18,000; \$27,000 below budget. We won't know actual results until the auditor finishes his work in the spring.

Respectfully submitted,
Robert Doak, Pierre Treasurer

IV. Management Company Report

The Board reviewed the written management report dated January 28, 2009.

Ongoing Violation of Service Elevator Rule: Mr. Brian McManus, an attorney and the father of owner Alie McManus (Unit 9CS) appeared before the board regarding Ms. McManus' ongoing violation of the rule requiring her dog to be transported in the service elevator. On July 19, 2008, while Ms. McManus was on the service elevator with her dog, Ms. McManus stated that the elevator fell three times and she was trapped in the elevator for approximately 30 minutes. The Chicago Fire Department was called to rescue her from the elevator. Shortly after the incident Ms. McManus sent a letter to Board President Ric Slocum stating that she will not use the service elevator for her dog and she has not used the service elevator since last July. She has provided a letter from her doctor dated January 27, 2009, which stated that last July was a "traumatic episode" which caused stress and anxiety for her at the time and that she is now experiencing anxiety related to using the service elevator. She has requested a waiver from the rule requiring dogs to be transported in the service elevator. *Ric Slocum made a motion, seconded by Jill Pack, that Ms. McManus be granted a 3 month waiver from the rule based upon a letter provided by Dr. Michael D. Gross dated 1/27/09. In order for the board to consider an extension of this waiver, which will expire on April 28, 2009, Ms. McManus must provide a medical opinion from a board certified psychiatrist or a licensed clinical psychologist. In addition, Ms. McManus may only take her dog on the passenger elevator when there are no other people in the elevator. Motion passed unanimously. Note: the day following the board meeting, director Jose Gomez advised the board that he wished to rescind his vote in favor of the motion.*

Storage Lockers: Dan Chalifoux advised that there are 4 units listed as not having storage lockers. Dan will continue to work on this issue.

Vote to Reduce Board Size from 9 to 5 members: Thirty one owners have submitted their written votes and all 31 owners have voted to reduce the board size to 5 members. Reminder letters will go out to owners who have not responded.

Passenger Elevator Waiver for Two Dogs: *Gera-Lind Kolarik made a motion, seconded by Mary Gootjes, that unit owner Dariel Ecklund be granted an indefinite waiver from the service elevator rule (she has previously submitted letters from her doctor regarding her medical condition), and that unit owner Dan DeVrede be granted a waiver from the service elevator rule due to a serious medical condition. Motion passed unanimously. Both owners may take their dogs on the passenger elevator when there are no other people in the elevator.*

Cable TV and Internet: Discussion about MDU and AT&T cable systems. The Board will form a committee to explore the options for cable for the building. Jose Gomez volunteered to serve on the committee.

Auditor: *A motion was made by Bob Doak and seconded by Jill Pack to retain M.J. Bratsos & Associates to audit the Association's financial statements for a price of \$4,550. Motion passed unanimously.*

Unit Owner Insurance: The board discussed a resolution regarding Mandatory Insurance for Personal Liability and Compensatory Damages. This will need to be a rule change. The board will continue the discussion at the February meeting.

V. Building Engineer's Report

Removed Holiday lights and Tree in lobby. Replaced hospitality room heating system water pump. Repaired 3 thermostats in garage. Replaced toilet paper holder from the garage and exercise room. 7BN/AS tier water shut off. 3CN plumbing repair by Polo Plumbing. Storage locker identification of the non listed lockers. Laundry room clean up, ceiling drain pipes clean up. All vacuums maintenance and repair. Hallways special corner (baseboard) vacuuming. 3CN water shut off by Polo Plumbing. Trips to: Home Depot, Pep Boys, Ferguson plumbing, Faucet store. Garage doors spring (balancers) replaced. Snow, snow, snow! Salt, salt, salt! Baseboard heating system pump repair. Garage wash, power wash, gum removing, and wash again and again. AT&T U-verse walk thru (building information, layouts and plans). Replace filters in all units. Replace garage door trim. Daily inspection of ice and snow falling from the building. Periodically inspect all pipes exposed cold. Boiler room inspection by Monroe for the leaking mixing valve. Replace Emergency and exit signs batteries. Paint garage heaters, outlets, pipes. Clean Garage lights, extinguishers, exit lights, emergency lights. Otis elevator service (south Cart). Repair hospitality room double door. AN/CN M. bathroom water shut off for unit 12AN/CN bathroom repair. Power washed the garage (2 to 3 times a week). Cleaned the emergency stairs every month. Cleaned once a week the elevator doors and tracks. Every day: clean (mop) the lobby, clean all chute rooms from all floors. Vacuum the hallways, wash the lower lobby windows, clean the 2nd floor and 12th floor restroom plus the garage restroom, cleaned the garage office. Lights checked and changed in and out of the building every Monday. Check the boilers operation. Check the baseboard temperature and shut ON/OFF system. Check the domestic hot/cold water supply (pump room). Checked and serviced weekly the garage doors. Garbage removal twice a day, chute room clean-up, container wash. Respond to various raised by the owners in different circumstances. Unit 7DS Christmas tree removed; 10DS ceiling repair; 7AN ceiling repair.

NEW PROJECTS

B&A to finish the front lime stone replacement and back alley rails.
Smoke detector batteries to be replaced soon.

REMARKS

Thanks for your understanding, kindness and patient attitude. We are not perfect but we strive to provide a fast and professional response in all circumstances. We are a family and we try hard to act quickly in totally different instances. Our team has a goal this year: to reduce the owner's expenses and increase the level of our service. Thank you!

MAINTENANCE TIPS

If you have a leaking “P” trap in the kitchen or bathroom and you request service, please remove the under sink contents. We can do that for you but we are not sure that we’ll put them back in the same order.

Before hiring a contractor to do any job in your unit, make sure to consult with Titus first.
Thank you

Dumitru Titus Ghica -- Building Engineer

VI. Committee Reports

Security Committee: The Board has interviewed 2 private investigators. Both investigators will be providing bids for the board to evaluate.

Windows Committee: Bob Doak reported that the negotiations with IFD never resulted in a contract because the contractor failed to supply the performance and sealant warranties that are required by the bid specifications. On January 23, 2009, two board members directed the Board’s attorney to make a final inquiry to IFD’s attorney to determine if IFD would conform the warranties to the requirements of the bid documents. The Board’s attorney did so on January 26. No answer had been received from IFD or IFD’s attorney as of the Board meeting on January 28. There was discussion whether to continue to wait for a response prior to making a decision about whether to move forward with IFD or terminate their services. *Gera-Lind Kolarik made a motion, seconded by Mary Gootjes, that the board terminate the services of IFD. Five directors voted for the motion and one director (Jill Pack) voted against the motion. Motion passes.*

VII. Old Business

Door Knockers: The Board discussed the issue of replacing the door knockers. Titus will investigate and report to the Board which knockers can be repaired and which knockers need to be replaced.

VIII. New Business

Mid-North Association Fundraiser: Representatives of the Mid-North Association came to the board meeting to explain that they will be holding an outdoor fundraiser on June 20-21, 2009 on the block of Lincoln Park West that is next to the Lincoln Park Cultural Center. The representative requested that the Board provide a letter of support for the fundraiser.

IX. Unit Owner Comments

None.

IX. Adjournment

A motion was made by Jill Pack and seconded by Mary Gootjes to adjourn the meeting at 10:29 p.m. Approved unanimously.

Respectfully submitted by, Mary Gootjes - Secretary

To send an email to the Board of Directors:

theboard@thepierre.com

To send an email to building manager Dan Chalifoux:

manager@thepierre.com

Minutes from Board Meetings are posted on The Pierre web site:

<http://www.thepierre.com> or <http://2100lincolnparkwest.com>

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