



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

MINUTES OF February 28, 2008 BOARD OF DIRECTORS MEETING

I. Call to Order

The Board of Directors meeting was called to order at 7:35 p.m. A quorum was noted. The directors in attendance were: Stu Baker, Amy Dickinson, Bob Doak, Janet Fisher, Mary Gootjes, Randy Mehrberg and Ric Slocum. Denise Antonucci and Jose Gomez were absent. Dan Chalifoux from Wolin-Levin and Building Engineer Titus Ghica were present.

II. Approval of Minutes

A motion was made by Janet Fisher and seconded by Bob Doak to approve the minutes of the January 23rd, 2007 Board meeting as amended. Approved unanimously.

III. Treasurer's Report

At 1/31/08, The Pierre Condominium Association had cash balances totaling \$2,248,265, invested in bank money market accounts earning around 3.0% and bank C/D's currently earning between 4.75% and 4.85% annualized interest. Upon renewal within the next two months, these funds will likely be reinvested at rates below 3.3%.

Electric and Gas costs are currently running less than budget. The garage operation result was \$3,934 under budget in January. The two primary negative variances were; Payroll \$2,741 over budget and Transient parking \$1,776 under budget. Transient parking was only \$640 under 2007 actual. I'm in the process of trying to get some better explanations from the Senior Manager for the garage.

Respectfully submitted,
Robert Doak,
Pierre Treasurer

IV. Management Company Report

Dan Chalifoux reported on the Hallway HVAC makeup air project. Titus has ordered new hallway grills. EMCOR will need to change the airflow after the grills and the hall fan coils are replaced. Next would be to take a look at the bottom of doors. There has been an amendment to the Façade inspection ordinance. The inspection will now be every 8 years instead of every 4 and the entire façade does not have to be inspected (only 25%). Boatswain chairs can be used which is less expensive than scaffolding. Dan presented a package for replacement of all the signs in the building, there are a little over 200 signs listed. We are waiting for more bids.

V. Building Engineer's Report (January 2008)

- PRO LIQUID Co. cleaned the Grease trap and cleaned the lower garage line.
- 4IN hallway wall paper repair
- Bob Heyes from window AUBURN Co walk thru
- Design Equipment (canopy) walk thru
- At&t and Otis coordination to fix the elevator phones
- 7DS walk thru with contractor rep. before the bathrooms remodeling begin.
- Snow plow, shovel, salt spread.
- Made a new list with Owners' name, storage box, bike rack no.
- Two outside lights fixture repaired
- Repaired top entrance canopy outlet

- 5DN water shut off
- Cleaned the storage , hallway, exercise room, garage drain pipes.
- Signage walk thru
- Power washed the garage (2 to 3 times a week)
- Removed Christmas decorations.
- Spread salt on sidewalk as necessary.
- Ordered 5 new motors for the units blowers. Replaced one in 12 AN-CN.
- Cleaned the emergency stairs every month.
- Cleaned once a week the elevator tracks.
- Every day: clean (mop) the lobby, clean all chute rooms from all floors, buff the second floor and the 12th floor
- Vacuum the hallways, wash the lower lobby windows, clean the second floor and 12th floor restroom plus the garage restroom, cleaned the garage office, cleaned the leafs in the garage, before the first snow storm.
- Lights checked and changed in and out of the building every Monday
- Replaced the damaged floor in the service elevator with tiles.
- Phones are working now in the service elevator and the north track elevator. Must replace the phone board in the south elevator before the phone is connected.
- Ordered new covers for the air supply for all floors

NEW PROJECTS

- B&A to finish the front lime stone replacement and back alley rails.
- The second trash chute room to be fixed
- Patch the concrete on the loading dock.
- Lower garage clean and new design

REMARKS

Here is 2008. We are ready to start this year and to improve our service to all owners. We are looking forward to provide a professional service, quick response and perfect preventative maintenance. Our team and I want to express our gratitude for your nice Christmas gifts.

-Titus

VI. Committee Reports

Windows Committee Report – A video of the K&H meeting will be made available for residents who could not make the 1/16 meeting. A new survey was sent out with the 4 remaining choices. 1) Equal hung all windows. 2) Oriel in all Windows. 3) Sliders in Large Window, equal sash hung in others, 4) Sliders for those that can be used and equal hung on those that can't use the slider. Contractor/Installer interviews with the 4 candidates will commence this week.

VII. Old Business

A motion was made by Mary Gootjes and seconded by Amy Dickinson to approve the sale of IIAS for \$325,000 Approved unanimously.

VIII. New Business

There was none.

IX. Unit Owner Comments

There were none.

X. Adjournment

A motion was made by Ric Slocum and seconded by Stu Baker to adjourn the meeting at 9:09 p.m. Approved unanimously and the board convened into executive session.

Respectfully submitted by, Stu Baker - 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>