



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

MINUTES OF February 25, 2009 BOARD OF DIRECTORS MEETING

I. Call to Order

The Board of Directors meeting was called to order at 7:48 p.m. A quorum was noted. The directors in attendance were: Bob Doak, Mary Gootjes, Jill Pack, Gera-Lind Kolarik and Ric Slocum. Jose Gomez was absent. Dan Chalifoux from Wolin-Levin was present. Building Engineer Titus Ghica was present.

II. Approval of Minutes

A motion was made by Mary Gootjes and seconded by Jill Pack to approve the minutes of the January 28, 2009 Board meeting. Approved unanimously.

III. Treasurer's Report

THE PIERRE CONDOMINIUM ASSOCIATION TREASURER'S REPORT BOARD MEETING 2/25/09

2008 results update

At the January Board meeting, the full year forecast provided was for about \$18,000 of operating income; \$27,000 below budget. Since then it has been identified that we won't be receiving the annual scavenger fee rebate of \$7,725 soon enough to include it in 2008 income. Hopefully we will receive two years of scavenger rebate in 2009. The December gas bill has now been received and it was higher than anticipated in the last forecast by about \$14,000. Most of this increase was for gas that is still in "inventory" at December 31, but historically the auditor has accounted for our gas costs on a "paid" basis and not on an "as used" basis. These two changes and other minor adjustments have resulted in an adjusted forecast of breakeven; \$45,000 lower than budget for the year. We won't know actual results until the auditor finishes his work later in the spring.

January, 2009

At 1/31/09, The Pierre Condominium Association had cash balances totaling \$2,096,712, invested in bank money market accounts and bank C/D's currently earning between 1.7% and 4.5% annualized interest, varying by maturity.

There were no notable operating variances in January that need to be reported on.

Respectfully submitted,
Robert Doak, Pierre Treasurer

IV. Management Company Report

The Board reviewed the written management report.

Storage Lockers: 12 letters have been sent to owners in an attempt to clear up the remaining locker issues.

Vote to Reduce Board Size from 9 to 5 members: To date, 67% of the owners have submitted their written votes. Of the votes received, 54.7% are in favor of the reduction and 11.9% are against the reduction. 33 owners have not responded. A 2/3 vote is required to make the change in board size. If this vote does not pass, the Board recommends another vote to reduce the board size from 9 to 7 members.

Unit Owner Insurance: The board discussed a resolution that would mandatory Unit Owner insurance coverage under the Illinois Condominium Property Act. A company called EBIXPRO has provided a proposal. EBIXPRO offers a service that helps Associations centralize and improve the effectiveness of their homeowner's insurance compliance monitoring. The projected cost is \$14 per unit per year with a one time set up fee of \$200. Dan Chalifoux advises that other buildings Wolin-Levin manages are using this service. The board will continue the discussion at next month's meeting.

Electric Provider: Wolin-Levin has an agreement with Mid-America Energy to offer a guaranteed saving of 7% over ComEd's rate on the common area electricity. *Mary Gootjes made a motion, seconded by Gera-Lind Kolarik, for Wolin-Levin to enter into the contract with Mid-American Energy on behalf of the Association. Motion passed unanimously.*

The Association's six insurance policies have been renewed for a total annual premium of \$46,320.

The Pierre Hotel in New York has requested the rights to use the name of the Pierre's website.

Cable TV and Internet: Dan Chalifoux reports that an AT&T proposal should arrive any day.

The owner of Unit 9BN reported that she heard knocking on her door during the night.

The owner of Unit 12BN reported a theft of a watch worth \$400 from his unit while he was out of town in January. The owner requests permission to install a biometric dead bolt on the doors.

V. Building Engineer's Report

Water shut off AN bathrooms; Monthly check of the resident/contractors logging book; resident fell on the ice and broke her hip – the staff assisted the owner until the EMT arrived. Unit 5ES and ES tier drain cleaned. Door knockers recounted; Gas meter weekly reading and reported to Wolin-Levin; Garage pipes clean up and painted. Laundry room service request forms changed. Cleaned the laundry room drain pipes. Repaired 4AN folding doors. 6EN electrical switch repair. Lobby new filters installed. Buffed all the elevator doors. Trips to: Home Depot. Power wash the ramp and lower

garage areas. Snow and ice and salt!! installed new ceiling light fixtures on 12th floor. Meeting with Dan at Wolin-Levin headquarters. Hot water mixing valves replacement estimate from: Monroe co., NHP service co. Installed new emergency back up lights in the 6th floor, 10th floor, north emergency stairs-2nd floor, garage/stairs vestibule. Swimming pool protection cage for suction/drain pipes estimate from two companies (Poolside Co. and Platinum Pool Care); daily insecting of Icicle and snow. Periodically inspect all exposed pipes due to the frigid cold weather. Power outage on Sunday, 2/15 from 7:30 am to 9:30 am; Emergency and exit signs batteries replacement; rechecked emergency exits and emergency back up lights; Ceiling repair on the 12th floor. Checked periodically the Security Key System. Investigate and repair 3DS laundry suds problem. Water shut off entire building for water meter replacement done by the Chicago Water Department. Fire department inspection of water riser protection and the valves tags. Game room Door - stained and polyurethane application. Boiler room double door installation. Self closing device installed on the game room doors. Lobby remote repair. Patched the storage room floor cracks and holes. 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 second 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 tasks raised by the owners in different circumstances (leaks, flood, lights operation, noise, smell, windows, etc). Garage light ballast/transformer replaced

NEW PROJECTS

B&A to finish the front lime stone replacement and back alley rails.

Smoke detector batteries to be replaced soon.

To clean and paint all the pipes in the garage.

REMARKS *I want to thank the board for the support and useful advice given many times to make this building a DREAM PLACE!*

MAINTENANCE TIPS Use the no suds or low suds detergent in your washing machine or dishwasher, specially designated for low, mid or high rise building. Using the wrong kind of detergent causes unsanitary back up debris + suds in your neighbor's kitchen sink.

Thank you.

Dumitru Titus Ghica -- Building Engineer

VI. Committee Reports

Security Committee: The Board is evaluating proposals from 2 private investigator firms. The ball park cost estimates are \$3000 and \$3600. Wolin-Levin has been instructed to do background checks on the building staff and the previous building engineer. Bob Doak will contact Standard Parking regarding background checks on the garage staff.

Lobby Committee: Mary Gootjes will contact Perimeter Builders regarding the coffee table in the lobby.

Windows Committee: There was a conference call today with Klein & Hoffman and an owners meeting on February 23. Chairperson Jill Pack reported on the updated bid specifications and project manual. On March 9, 2009 there will be pre bid meeting at the building for bidders and the bids will be due on April 10, 2009. Once the bid is awarded the contractor will have 10 days to sign the contract. The bid specifications require \$5 million primary and \$15 million excess of insurance limits. The bid specifications will delete Section 11.5.2 "Supplementary Conditions." With regard to when the windows will be installed, bidders will have two options. One option would require the project to start in the summer of 2009 and be completed by 11/1/09. The other option would require the work to start on 4/1/10 and be completed by 8/31/10. The bid specifications will require that no work will be done between November 1 and April 1. (Windows Committee member Tim O'Brien would like the minutes to reflect that \$20 million in insurance may not be enough coverage for a catastrophic injury.)

A motion was made by Mary Gootjes, seconded by Ric Slocum, to approve the new bid package as outlined above. Approved unanimously.

With respect to the financing of Window Project, Bob Doak stated that the building reserves are sufficient to pay for the project and therefore, the Association will be able to provide financing to owners who do not pay the charges in full. The terms (interest rate and length of payments) have not been finalized. The cost of the windows will not be charged to the unit owner until after the actual installation.

VII. Old Business

Door Knockers: The Board continued to discuss the issue of replacing the door knockers.

VIII. New Business

Garage: There is a new manager starting in the garage who will be working during the day shift.

Proposal from McAdam Landscaping dated February 9, 2009 for landscaping services for the next season for a price of \$5,510.00. Gera-Lind Kolarik will solicit another proposal and the board will evaluate the proposals.

IX. Unit Owner Comments

None.

IX. Adjournment

A motion was made by Jill Pack and seconded by Mary Gootjes to adjourn the meeting at 9:37 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>