

The Pierre Condominium Association

MINUTES OF March 17, 2004 BOARD OF DIRECTORS MEETING

I. Call to Order

The Board of Directors meeting was called to order at 7:35 p.m. by President Adam Landsman. A quorum was noted and the directors in attendance were: Denise Antonucci, Janet Fisher, Mary Gootjes, Sondra Bailey, Ed Burnes, Manuel Silverman and Adam Landsman. Directors not in attendance: Bob Doak, Randy Merhberg. Others: Joe Bright from Wolin-Levin and Building Engineer Aaron Jewell.

II. Approval of Minutes

The Board unanimously approved the Minutes of the January 21 and February 18, 2004 board meetings.

III. Treasurer's Report

The Treasurer's Report was discussed.

IV. New Business

A. Bike Racks

Mary Gootjes presented a proposal for new bike racks prepared by Bernard Enterprises. The Board requested that Joe Bright obtain another proposal and bid. Aaron Jewell advised the board that approximately ten bikes were not claimed by owners. Ed Burnes raised the topic of reducing assessments and reviewing the budget. As the treasurer of the Board was not in attendance at the meeting, the Board agreed that this topic will be placed on the April agenda. The bike rack proposal will be deferred until the April meeting.

B. Lending Library

Mary Gootjes proposed that a "lending library" be established in the Pierre. She proposed that this be a place where owners could donate books and magazines for use by other residents. She has a bookshelf that she will donate. The Board gave permission for a bookshelf to be placed in the second floor laundry room for this purpose.

C. Rental Limitation

The Board has previously discussed the possibility of restricting the number of units that may be leased. The Association's attorney was asked to provide a legal opinion as to whether the condominium by-laws or the rules and regulations would allow for a cap or limit on the number of units that may be leased or rented by the unit owner to a tenant.

The Board reviewed a letter from attorney Robert P. Nesbit of the law firm Kovitz Shifrin and Nesbit dated March 4, 2004. Mr. Nesbit advises that restrictions on leasing cannot be

done through amendment of the Association's rules and regulations. The letter further states: "We believe it would be necessary to amend Article 8 of the Declaration, entitled Sale, Leasing or Other Alienation, to restrict leasing rights. This could range from a minimum time period for leases to a complete ban on leasing of units. Such an amendment would require the approval of the board and at least _ of the total vote of the owners."

D. Roof Replacement

The Board is waiting for the receipt of bids for this building project.

E. Board Elections and Annual Meeting

May 19, 2004 is the annual meeting. Board President Adam Landsman advised the board that after serving for the past four years on the board, he will not be running for election for another term.

Volunteers to staff the Election scheduled for May 19, 2004 are needed.

F. Maintenance Oversight Committee

Denise Antonucci reported on this committee's recent work.

V. Old Business

A. Hallway Renovation

Neena Konon reported on the Corridor Repair and Replacement Project. She reported that the work on the 12th floor will begin Monday March 22 and hardware installation for the 7th floor will begin on Friday March 19. The third and fourth floors are finished. Neena asked the board to consider installing hard surface flooring in the two passenger elevators instead of installing the hallway carpet in the elevators. Neena will obtain quotes on different flooring options for the elevators.

B. Lobby Office Reorganization

The office in the lobby has been repainted and reorganized.

C. Smoke Hoods

Joe Bright will survey unit owners regarding interest in purchasing these hoods.

D. Landscape Committee

The landscaping committee recommended that the Board select McAdam Landscaping of Forest Park, Illinois to be hired to plant flowers in the outside flower beds and to perform tree pruning.

E. Unit Sale

Adam Landsman moved to approve the sale of Unit 7ES. Seconded by Mary Gootjes. Motion passed unanimously.

F. Unit 11FN

The Board will approve the construction plans for Unit 11FN pending compliance with the letter from John R. Fodor of the engineering firm of Eskenazi, Farrell & Fodor that is dated March 11, 2004.

VI. Management Report by Joe Bright

- An additional scavenger pick up has been scheduled to remove the extra debris generated during the hallway renovation.
- The twelfth floor bathrooms have been designated for the contractors from Perimeter Builders and the contractors working on the hallway renovation project. NO CONTRACTORS SHOULD BE USING THE BATHROOMS ON THE SECOND FLOOR.
- A new American flag has been installed over the entrance canopy.

Aaron Jewell submitted the following Maintenance Report to the Board:

Replaced 3 light balusters in laundry room and lobby office. Installed 8 foot fluorescent light in pump room. Removed old ceiling access door in party room and installed larger access door. Installed and painted lobby office shelving. Cleaned out all untagged storage lockers and recorded all tagged storage lockers for an updated list. Removed all untagged bikes from both bike storage rooms and recorded all tagged bikes for an updated list. Cleaned and power washed the upper level of garage. Replaced 20 feet of pipe in north compactor room. Replaced 3 fire sprinkler heads in garage. Replaced 4 fan belts and 1 motor on rooftop. Welding repairs to south motor house metal stairs on rooftop. Cleaned canopy at building entrance. Removing holiday lights from trees. (in progress) Installing new sheet rock ceiling in storage locker room. (in progress)

VII. Unit Owners Comments

Adam Landsman received a quote of \$6,300 to buy a new stairmaster for the second floor exercise room. Adam will get a quote for an elliptical trainer.

VIII. Adjournment

The meeting was adjourned at 8:45 p.m.

Respectfully submitted by,
Mary Gootjes Davis
Recording Secretary