



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

MINUTES OF March 18, 2009 BOARD OF DIRECTORS MEETING

I. Call to Order

The Board of Directors meeting was called to order at 7:41 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 absent. Building Engineer Titus Ghica arrived at 8:15 pm.

II. Approval of Minutes

A motion was made by Mary Gootjes and seconded by Gera-Lind Kolarik to approve the minutes of the February 25, 2009 Board meeting. Approved unanimously.

III. Treasurer's Report

THE PIERRE CONDOMINIUM ASSOCIATION TREASURER'S REPORT BOARD MEETING 3/18/09

At 2/28/09, The Pierre Condominium Association had cash balances totaling \$2,106,965, invested in money market accounts and bank C/D's currently earning between 1.0% and 4.5% annualized interest. We will be short of the interest income budget in 2009 by a significant amount due to a substantial drop in market rates and the budget assumed financing of about \$500,000 of receivables from owners for the window project which will now happen for only 1-2 months if at all in 2009.

The market rates for gas have dropped significantly, but I haven't seen it show up in the numbers yet. We should see some savings from budget in the next month or two. Payment for insurance costs won't show up until March, but this year's pricing will be slightly less than last year which will be a small savings from budget. All other accounts are currently on budget or better than budget in the first two months of 2009.

\$5,666 was received from Standard for the garage in January, 2009. This was based on operating results from last year. The garage operating results for the two months ended in February, 2009 are \$3,918 under budget. \$2,554 of this variance is due to slow seasonal transient parking compared to the budget allocated on a straight line basis. Payroll including taxes and other insurance costs that are expensed based on payroll are on budget for the two months ended in February. There won't be any additional garage payment to the association in 2009 until the cumulative loss from January and February, 2009 of \$6,299 is recovered.

Respectfully submitted, Robert Doak, Pierre Treasurer

IV. Management Company Report

The Board reviewed the written management report dated March 18, 2009.

Natural Gas Purchase: Ric Slocum made a motion, which Bob Doak seconded, to have the board treasurer pursue a 2 year contract with Wolin-Levin for the building's gas purchases for \$.6373/therm as a fixed price for 80% of our gas usage volume. That will leave 20% of the gas usage unprotected from price changes. The motion passed unanimously.

Private Investigator Firm: The Security Professionals, Inc. has been hired to investigate the thefts in the building. This firm started work on March 17, 2009. Ric Slocum made a motion, which Mary Gootjes seconded, to approve the contract with SPI dated March 6, 2009 for a \$1500 retainer and an investigator's fee of \$75/ hour. The motion passed unanimously.

Unit Sales: Jill Pack made a motion, which Mary Gootjes seconded, to waive the right of first refusal for the sale of two units: Unit 5EN (sale price of \$220,000) and Unit 8BN (sale price of \$276,500) The motion passed unanimously.

Pool Modifications: Jill Pack made a motion, which Mary Gootjes seconded, to approve the written proposal by Poolside, Inc. dated February 18, 2009 for \$1,422 for work to comply with the Anti Entrapment Act and \$440 for Heater Cleaning. The motion passed unanimously.

V. Building Engineer's Report

The last month was little bit difficult due to the garage valet replacement. We have new guys and it takes time to accommodate each other regarding the pipe painting project, washing the garage, etc. Sal, David, Juan as maintenance and Ali, Fred, Tom and Edy as doormen are trying hard to overcome all the situations in such a Building where the Excellence is a word that describe all owner's expectations. If you see something that we have to correct, please let us know ASAP.

The spring time is here! Everybody wants to open the windows to get fresh air in their units. I have, though, one request: make sure you close the windows before leaving the unit. A thunderstorm can pop up at any time and rain/water can make a lot of damage to the floors and/or to your neighbors. Thank you!

WORK COMPLETED IN LAST MONTH:

Patched/repaired the storage floor; monthly check of the resident/contractors logging book; Checked the signage inside the Building. Checked and cleaned all floors electrical rooms Installed the check valve in the unit 3DS/CS on the kitchen drain line to prevent suds coming into the kitchen sink. Gas meter weekly reading reported to Wolin-Levin. Garage pipes clean up and painted. Cleaned the 2 main garage doors. Cleaned the circular mirrors in the garage. Garage power wash. 12th floor restroom doors sand, stain, and polyurethane application. Extensive second floor vestibule wall repair(NW). Up grade MDU communication (no more dish). Trips to: Home Depot. Removed all the Christmas lights

from the trees in front of the building. Temporary hot water shut off for new mixing valve installation on the domestic hot water. A new hot water digital controller installed (129F). New working bench in the maintenance room. Window meeting. Maintenance double door installation/repair. Exhaust fan repair. Garage restroom flushing handle repair. Periodically inspection of the all exposed pipes to the frigid cold weather. Main disconnect hot water pump replacement; Game room thermostat repair; Boiler's exhaust fan investigation; Building walk thru; lights, walls, signage, paint, hydrants, etc. Checked periodically the Security Key System; Side walk wash, garage wash; Security meeting; Building lights repair. Making the building engineer report. 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.

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.

Replace the 2nd heating system hot water mixing valve. It is a huge challenge!

Dumitru Titus Ghica -- Building Engineer

VI. Committee Reports

Security: A unit owner reported a theft of cash from their unit.

Lobby: Perimeter Builders is in the process of having the coffee table in the lobby repaired.

Windows: On March 9, 2009 there was a pre-bid meeting at the building with three potential contractors. Bids are due on March 23, 2009.

Exercise Room: A unit owner is donating a 19 inch television for the exercise room to replace the existing television.

Landscaping: *Bob Doak made a motion, which Ric Slocum seconded, to retain McAdam Landscaping for landscaping services for the next season for a price of \$5,510.00 based on the proposal dated February 9, 2009. Gera-Lind Kolarik voted against. The motion passed.*

Cable TV and Internet: Bob Doak is chairing a committee to evaluate proposals from AT&T and MDU. Scott Gelman, Stu Baker and Larry Stotts will serve on the committee.

VII. Old Business

Door Knockers: The Board continued to discuss the issue of replacing the door knockers. Dan Chalifoux is investigating alternative knockers that will be less expensive.

A special owners meeting is scheduled for March 30, 2009 to vote on the board size reduction.

VIII. New Business

None.

IX. Unit Owner Comments

An owner advised the board that the monthly management report has been posted on Wolin-Levin's website.

An owner has requested that the names of the new garage personnel be posted.

An owner raised the issue of the Pierre domain name.

An owner raised the issue of pets being registered.

IX. Adjournment

A motion was made by Jill Pack and seconded by Mary Gootjes to adjourn the meeting at 9:17 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>