

The Pierre Condominium Association

MINUTES OF March 28, 2007 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; Janet Fisher; Bob Doak; Mary Gootjes; Marc Feliciano; Jose Gomez (arrived at 8:20 pm); Randy Mehrberg (arrived at 8:40 pm); and Denise Antonucci (arrived at 8:45 pm). Absent: Amy Dickinson. Dan Chalifoux from Wolin-Levin and Building Engineer Titus Ghica were present.

II. Approval of Minutes

The February minutes were not yet ready for approval.

III. Treasurer's Report

Wolin-Levin did not provide the financial information in time for the Treasurer to prepare a written report. Bob Doak reported that there was no unusual activity since the February board meeting.

IV. Management Report

The Board reviewed Dan Chalifoux's written management report dated March 28, 2007.

Air Conditioning and the New Cooling Tower: The old tower has been removed and the new tower will be installed by EMCOR. Bulley & Andrews must complete the parapet wall repairs before the tower can be installed. There will be no air conditioning in the building until the cooling tower is installed.

Unit 12CS Renovation: Bob Doak made a motion, which Stu Baker seconded, to approve the renovation plans for unit 12CS subject to approval by a licensed architect. The motion was approved unanimously.

V. Building Engineer's Report

Completed Projects (February 28th to March 28th, 2007)

- Boiler exhaust fan repair (Shawn Monroe)
- Chiller room pump repair (new connector)
- City of Chicago Chiller room inspection
- Fire Department annual Pipe (riser) flush and inspection
- Fire department annual Fire pump
- Security Shop walk through
- Keith security walk through

- Painted second floor and the stairs leading to the lobby
- Water shut off for replacement of new sets of 18 valves
- Continuing to put up plastic for east and south of the building
- Starting to take down the plastic (by request)
- Regular Service Requests
- Almost daily walk through with Bulley and Andrews technicians
- Garage wash (or power wash) as needed
- Garage door repair
- Washed the east and south sidewalk of the building
- Smithereens inspection
- Water shut off for the FN & BN guest bathroom
- Dust cleaned up in unit 8BS
- Patio cleaned up in unit 3EN
- Mail box lock changed for one unit (3AS)
- Stanley Access Technologies for lobby automatic doors

Future Projects

- Water Tower to be installed ASAP (WE need A/C !!!!)
- Paint the second floor and the stairs
- Paint the 12th floor as soon the lental work is complete
- To set up the Swimming pool and paint it.
- To repair the ceiling in the exercise room and paint
- To repair the ceiling in the Game room and paint it
- To breathe!!!

REMARKS Although we had tremendous work these days, we managed to stay on top of the demands and I want to thank Ali, Salko, David, Juan and Tom, Eddy, and Fred for their support and understanding during sometimes critical situations. Juan was on vacation and we had to cover for him and it was not easy. Many thanks to ALI for a free lunch few days ago! Thanks to the board for their support!

VI. Committee Reports

Lobby Renovation: The committee continues to work on the new furniture for the interior lobby, which will consist of 4 new chairs, a new table and new carpet.

Window Committee: Jill Pack gave a report on the status of this project. Three sample windows will be installed in two different units. The replacement project is projected to begin in 2008. Dan Chalifoux will be circulating a Letter to the Owners that will disclose the anticipated special assessment for windows.

Security: Stu Baker discussed Phase II of the security project. Phase II will include new “non-copyable” keys for all units, fobs for common areas and a new high security key box. The key box, which Titan is supposed to supply, has not arrived on time. The committee is looking at alternative vendors to supply a key box.

Stu Baker made a motion, which Mary Gootjes seconded, to approve new keys for door locks on the units for a price not to exceed \$20,000, by a vendor to be determined. The rekeying project will be paid by the Association. The motion passed unanimously.

Janet Fisher met with the police department earlier this week. The police department is investigating the thefts. The police will be investigating only those thefts that have been reported to the police. In 2006, there were 4 police reports filed. In 2007, there were 3 police reports filed. The police would like residents to attend monthly CAPS meetings. The police have offered to hold a meeting at the Pierre regarding building safety; we are working on setting a time and date for that meeting.

Exercise Room: Denise Antonucci provided a draft survey for the Board to review. Mary Gootjes made a motion, which Jose Gomez seconded, to purchase two refurbished treadmills with four year warranties and one new recumbent bike with a five year warranty for a total price not to exceed \$9,300. The motion passed unanimously.

Landscaping committee: Due to the wind at the corner of Dickens Street, the far south planting box on Lincoln Park West will have boxwood instead of flowers.

VII. Old Business

None.

VIII. New Business

Bike room: All bikes must be in racks. Bikes not in racks will be removed. All bikes must have Pierre stickers on them. This will enable the association to identify which bikes belong to which units. A memo will be circulated to owners and residents regarding these rules.

Energy efficient lighting in common areas: Titus will replace a portion of the lights in the party room with fluorescent lights.

IX. Unit Owners Comments

An owner asked about how votes are recorded during board meetings. The secretary of the board advised that Robert's Rules of Order are followed and all dissenting or abstaining votes for every motion are recorded in the minutes.

An owner asked about the procedures for closed sessions. The owner was advised that closed sessions are legal and a common practice for condominium board meetings matters. There are no minutes taken during closed sessions and there are no motions and no voting during closed sessions. All votes are taken during open session and recorded in the minutes.

An owner asked about term limits. The owner was advised that there are no term limits for board members.

One owner noted that the construction work seems to be poorly managed. The owner noted that there should be timelines in place for the construction. Dan Chalifoux will be getting the contractors to provide written timelines.

X. Adjournment

The meeting was adjourned at 9:30 p.m. and the board went into closed session.

To send an email to the Board of Directors please use: theboard@thepierre.com

To send an email to building manager Dan Chalifoux please use: mgmtco@thepierre.com

Minutes from Board Meetings are posted at www.thepierre.com

Respectfully submitted by,

Mary Gootjes - Secretary