



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

MINUTES OF April 22, 2009 BOARD OF DIRECTORS MEETING

I. Call to Order

The Board of Directors meeting was called to order at 7:50 p.m. A quorum was noted. The directors in attendance were: Bob Doak, Mary Gootjes, Jill Pack, Gera-Lind Kolarik, Ric Slocum and Jose Gomez. Property Manager Dan Chalifoux from Wolin-Levin and Building Engineer Titus Ghica were present.

II. Approval of Minutes

A motion was made by Mary Gootjes and seconded by Gera-Lind Kolarik to approve the minutes of the March 18, 2009 Board meeting. Motion approved unanimously.

III. Treasurer's Report

There is no written treasurer's report this month because Bob Doak did not receive the financial reports from Wolin-Levin before the meeting.

IV. Management Company Report

The Board reviewed the written management report dated April 22, 2009.

Late Assessments: The Board discussed the issue of an owner who is five months behind in paying assessments. Illinois law governs the procedures for condominium owners who are delinquent in paying assessments. When an owner is late in paying assessments, the Association's Attorney may send the owner a written demand for payment within 30 days. Under the Pierre Rules and Regulations, the owner is liable for the Attorney fees; a late fee of \$100 per month; and the total amount of past due assessments. If the amount owed is not paid within the 30 days there will be a court date set for eviction. If an owner is evicted the Association may rent out the unit and apply the rent that is collected to satisfy the amount owed.

Dan Chalifoux advised the board that when an owner of two units is delinquent in paying the assessments for both units the owner is charged only one late fee per month. The Rules and Regulations do not address this issue and should be amended to provide a rule for unpaid assessments for double units.

Private Investigator Firm: The Security Professionals, Inc. is investigating the thefts in the building.

Storage Locker Survey: The Board asked Dan Chalifoux why it is taking so long to complete the lockers survey. Dan Chalifoux informed the board that he does not have addresses for several offsite owners. The Board instructed Dan Chalifoux to obtain the addresses of all unit owners. Dan has been instructed to contact those owners that have not identified a locker. Dan has been instructed to send a notice to all owners identifying the lockers that are occupied but not claimed. Then, all occupied lockers that are not claimed by a certain date will be opened and emptied. The contents will be put in a secure location for 30 days before being donated or discarded. The reason for this is that every unit is entitled to one locker and additional lockers are then rented to owners using a lottery system. This generates income for the building.

Mortgage Information: The Board instructed Dan Chalifoux to complete the mortgage holder information so that the change in the declarations can be filed prior to the May 27, 2009 annual meeting.

V. Building Engineer's Report

The busy season is starting. We want to open the swimming pool in time for Memorial Day, although the swimming pool deck is open for the BBQ. Outside is such a beautiful weather. I know that more and more people are going to the park for a walk or to visit the zoo. Walking in the grass and soft area of the park can be very refreshing and comforting. I just want to address one issue: make sure that you keep the dirt in the park and you don't carry it with you into the building. Thank you very much!

Work Done in the Last Month: Replaced Emergency back up lights in 11 and 9 South tiers; Fire Pump inspection PASSED! CN kitchen rodding; Exercise room machines inspection for repair; Paint all electrical boxes for fire department (red); New door stoppers by the elevator/chute rooms, all levels; South elevator service after 4:50pm; Weekly work schedule for the maintenance team (Mondays); Garage measurements for the yellow center divider lines. Repair "Pull-Row" exercise machine; MDU cable meeting; Phone cage repair/clean/paint in the lower garage; Garage parking black/yellow stripes for safety cars back-up; Trips to: Home Depot. AN tier vent repair. American flag counterweight purchased and set in front of the building. Installed new rubber in the garage and on the wall of the ramp. Exercise room closet: Clean, Removed carpet and washed, and Painted. Sealed the holes around the vents on the brick wall; Made a frame around the inner window; installed a new baseboard; Painted the electrical boxes. Removed the archives (to be sorted out by Bob Doak); Installed a new metallic shelf; replaced TV set in the exercise room. Direct Fitness exercise room repair; Valet desk repair; Reynor garage door estimate for a proper strobe light when cars exiting the building. Walls and ceiling from second floor to the lobby project: Patch, Sand, Primer, Paint; Exhaust fan motor replaced by Monroe Co for the East boiler. Exercise room door repair, stain and seal. 5AS closet door repair; Elevator city inspection; Pool Side Co. installed a new suction pump any trap system, new drain cover, swimming pool water heater heat exchange reconditioned. Garage clean-up, deposited salt for next winter, prepared the snow blower for summer season. Attend security meeting(s); Threshold repair and paint for all bathrooms; New motor for DS tier bathroom vents; 10CN new cast iron drain pipe installed for the bathroom toilet; Started working in the swimming pool deck. Installed the BBQ grills, repaired the bottom and walls of the fiber protection of the pool, patched and sanded, ready for paint when weather permits. A new set of Key system reports for investigation. Replaced the back up batteries for the emergency & exit lights. Floor

stripped/waxed 12th floor. Adjustment made to DS tier vent motor speed due to the suction nose in some units. Cleaned outside the building and washed the side walk when weather permitted. 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. Interior and exterior lights checked and changed weekly. Check boilers operation. Check baseboard temperature and shut ON/OFF system. Check the domestic hot/cold water supply; Checked and serviced garage doors weekly; Garbage removal twice a day, chute room clean-up, container wash. Respond to various tasks raised by the owners.

NEW PROJECTS

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

Smoke detector batteries to be replaced soon.

Clean and paint all the pipes in the garage.

Replace the 2nd heating system hot water mixing valve.

Dumitru Titus Ghica -- Building Engineer

VI. Committee Reports

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

Lobby: The coffee table has been repaired.

Windows: Bids from three contractors have been received and reviewed. All three contractors have been interviewed. *Ric Slocum made a motion, which Jill Pack seconded, to enter into a contract with the contractor Illinois Sash using Champion windows for a price not to exceed \$1,440,000.00 and with authorization to amend the bid specifications to reduce the primary insurance from \$5 million to \$3 million. Motion passed unanimously.*

Exercise Room: *Ric Slocum made a motion, which Mary Gootjes seconded, to purchase a new flat screen television for a price not to exceed \$1,000. Motion passed unanimously.*

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 are serving on the committee.

VII. Old Business

Dog on Front Elevator: At the January 2009 board meeting, the board granted unit owner Alie McManus a 3 month waiver from the rule based upon a letter provided by her physician. Ms. McManus was told that for the board to consider an extension of this waiver, which was to expire on April 28, 2009, Ms. McManus must provide a medical opinion from a board certified psychiatrist or a licensed clinical psychologist.

On April 22, 2009, Ms. McManus provided a letter from a clinical psychologist regarding her anxiety about using the freight elevator. *Jill Pack made a motion, which Ric Slocum seconded, to allow another three month extension of the rule requiring use of the freight elevator. After 3 months, Ms. McManus must provide another written opinion from a psychiatrist or psychologist*

that her anxiety prevents her from using the freight elevator. Gera-Lind Kolarik and Jose Gomez voted against the motion. The motion passed. Ms. McManus may take her dog on the passenger elevator only when there are no other people in the elevator and only until the board meeting on July 23, 2009.

VIII. New Business

None.

IX. Unit Owner Comments

An owner advised the board that she was using the party room for a fundraiser on May 3, 2009.

An owner suggested putting an iron fence around the flower bed closest to Dickens to prevent dogs from using the flower bed. A combination of salt and dog urine is causing the bushes to die. The bushes will be removed and flowers will be planted in the area.

An owner advised the board that the minutes from the Jan 2009 meeting are dated 2008; that the February and April 2007 minutes are not on the website; and there is no link for the January 2008 minutes.

IX. Adjournment

A motion was made by Jill Pack, and seconded by Mary Gootjes, to adjourn the meeting at 10:17 p.m. Motion 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>