

The Pierre Condominium Association

MINUTES OF April 19, 2006 BOARD OF DIRECTORS MEETING

I. Call to Order

The Board of Directors meeting was called to order at 7:30 p.m. A quorum was noted. The directors in attendance were: Bob Doak; Stu Baker; Janet Fisher; Mary Gootjes; Gera-Lind Kolarik; Amy Dickinson; and Randy Mehrberg. Absent: Denise Antonucci Dan Chalifoux from Wolin Levin was present.

II. Approval of Minutes

The March 2006 minutes were approved. All voted in favor except for Gera Lind Kolarik, who abstained because she was not present at the March meeting. The secretary advised the board that the February 2006 minutes were not yet ready for approval.

III. Treasurer's Report

THE PIERRE CONDOMINIUM ASSOCIATION TREASURER'S REPORT BOARD MEETING 4/19/06

At 3/31/06, The Pierre Condominium Association had cash balances totaling \$4,751,323, invested in bank money market accounts and bank C/D's.

The current forecast for 2006 anticipates operating income of \$169,442, an increase of \$53,610 from the budget of \$115,832. The primary reason for the increase is that interest income, at this point, is anticipated to be a favorable variance of \$50,000. The budget was conservatively prepared before the timing of the receipt of the Baker settlement money was known. In addition, interest rates have increased substantially over the last few months. Further increase in forecasted interest income could occur if rates continue to increase as expected by many people.

Other expected variances from budget include; garage income, \$23,000 favorable, plumbing repairs, (\$15,400) unfavorable, and gas costs, (\$5,000) unfavorable. The plumbing variance is due to an unusual amount of plumbing repairs recently, as we are all painfully aware by the number of water shutdowns. The favorable variance in garage income is due to a decision to purchase the insurance for the garage through the associations' agent instead of being insured by Standard Parking for this year. When I pursued quotes for this kind of independent coverage 2-3 years ago, it was determined at that time that independent coverage would not cost less than what Standard was charging us at that time.

The current estimate for cost of the chiller and cooling tower replacements are about 18% or \$70,000 under budget. Due to the roof not being completed in 2005, \$200,000 of this cost will be incurred in 2006.

Respectfully submitted,
Robert Doak, Pierre Treasurer

IV. Engineer's Report

There was no Engineer's report as Aaron Jewell was not in attendance.

V. Management Report

The Board reviewed Dan Chalifoux's written management report dated April 19, 2006 and discussed the following items.

Roof Replacement Project: Dan Chalifoux reported that the roof replacement project is complete except for a final inspection, punch list and clean up.

Chiller Replacement Project: The chiller replacement project should be complete by the end of this month. The Board discussed a proposal by Emcor Services Midwest dated 4/6/06 for Piping Repair and Installation of a Non Chemical Water Treatment System for \$3,900 for the treatment system and \$3,550 for the pipe repair. Janet Fisher made a motion, which Bob Doak seconded, to accept the Emcor proposal. The motion passed unanimously.

Water Valve Replacement Project: The Board discussed a written proposal from Polo Plumbing regarding water valves. The proposal has a fax date of April 17, 2006. Polo advises that the cold and hot water riser valves in the garage area should be replaced. Polo further advises that valves on the 2nd floor should be replaced, which will require opening the ceiling. Bob Doak made a motion, which Gera-Lind seconded, to spend up to \$25,000 to replace valves as recommended by Polo. The motion passed unanimously.

Painting Project: The Board discussed a written proposal from S&S Remodeling & Painting dated 4/17/06 to prepare and paint the hallway around the freight area on the ground floor and the second floor and to repair and paint the floor rubber. Bob Doak made a motion, which Mary Gootjes seconded, to accept the written proposal from S&S for a price not to exceed \$5,300 to paint the freight elevator area. Gera Lind voted against and all others voted in favor. The motion passed.

Hallway Heat Exchange Coil Project: The Board discussed the replacement of the hallway heat exchange coil. Monroe Heating & Cooling submitted 2 proposals, dated March 9 and March 22, 2006 (proposal 251 and 255, respectively). Emcor Services submitted a proposal dated March 28, 2006. Bob Doak made a motion, which Stu Baker seconded, to accept the two Monroe proposals to replace the hallway HVAC coil and install new automatic controls for a price of \$14,120. The motion passed unanimously.

VI. Old Business

Baker Settlement: Bob Doak reported that the letters to the owners are still being prepared by the attorneys.

VII. Committee Reports

Lobby Renovation: Mary Gootjes reported that the committee will be meeting with Perimeter Builders after April 29, 2006.

Windows: Gail Ruden of The Window Committee reported on her communications with Wiss Janney regarding the lintel project. Dan Chalifoux with follow up.

Fire & Life Safety: Gera Lind Kolarik reported that a date in May will be scheduled for a forum on fire safety to be conducted by the fire department and the alderman's office. Residents of all buildings on Lincoln Park West will be invited to the meeting.

VIII. New Business

Lease for Unit 3CS: Mary Gootjes made a motion, which Amy Dickinson seconded, to approve the two year lease of Unit 3CS for \$2,700 per month for the first year and \$2,800 per month for the second year. The motion passed unanimously.

First Trust Bank Account: Bob Doak made a motion, which Amy Dickinson seconded, to approve a resolution to open an account with First Trust Bank and authorize the officers to sign the resolution. The motion passed unanimously.

Annual Meeting: The annual meeting will be held on May 17, 2006. Three volunteer election judges are needed.

IX. Unit Owners Comments

Gera Lind Kolarik raised the issue of ventilation in the stairwells.

Randy Mehrberg asked Dan Chalifoux questions regarding letters the board had received from Bob Levin at Wolin-Levin.

X. Adjournment

The meeting was adjourned at 9 p.m. and the board went into executive session.

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

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

To send an email to our Management Company use: mgmtco@thepierre.com

Respectfully submitted by,
Mary Gootjes
Secretary