

# The Pierre Condominium Association

## MINUTES OF THE ANNUAL MEETING held on May 18, 2005

The Annual Meeting of the Pierre Condominium Association was called to order by President Janet Fisher at 7:55 p.m.

The Directors in attendance were: Janet Fisher, Bob Doak, Denise Antonucci, Mary Gootjes, Larry Stotts, Gera-Lind Kolarik and Randy Mehrberg.

The minutes of the annual meeting on May 19, 2004 were approved. Janet Fisher called for nominations from the floor to fill the five vacant seats on The Board of Directors. No nominations were made from the floor and the nominations were closed.

Janet Fisher reported on the rooftop. She stated that the pool has been painted and that the garden area on the rooftop is being painted. Two new grills are being purchased for the roof top. One of the old grills will also be on the rooftop for grilling. The pool should be open by the end of May weather permitting.

Janet Fisher reported on the new Welcome Packet which is available to all owners and tenants. Thanks to all who helped prepare this document.

Larry Stotts reported on the new security camera system.

Janet Fisher reported on the repairs to the lobby floor.

Janet Fisher reported that the rental unit 5AS, which is owned by the Association, is being renovated.

Denise Antonucci reported that red flowers will be planted in the flower beds on Lincoln Park West in the next week or two.

Mary Gootjes reported on the new bike racks, which should be installed by early summer.

Denise Antonucci reported on possible upgrades to the exercise room.

Stu Baker reported on the Internet and Cable Committee. Stu distributed a survey for owners to complete by May 31, 2005.

**To send an email to the Board of Directors use:**

**[theboard@thepierre.com](mailto:theboard@thepierre.com)**

**To send an email to Dan Chalifoux at the Management Company use:**

**[mgmtco@thepierre.com](mailto:mgmtco@thepierre.com)**

Randy Mehrberg reported on the Baker litigation.

Treasure Bob Doak made a presentation regarding the audit and the financial statements and distributed the following report:

THE PIERRE CONDOMINIUM ASSOCIATION  
TREASURER'S REPORT  
AT ANNUAL MEETING 5/18/05  
FOR YEAR ENDED 12/31/04

For the year ended December 31, 2004, the association audit reflects operating income of \$50,074 compared to \$73,775 in the budget. The major variances are insurance expense \$20,000 less than budget, payroll \$24,000 more than budget and Health & Welfare \$15,000 more than budget. The payroll and health & welfare variances were, in part, due to some costs not being fully included in the original budget for the year.

The major non-operating expenditures during 2004 included hallway renovation - \$354,416 and Baker damage related repairs and legal costs - \$599,934. \$250,000 had been budgeted for replacement of the roof and this money wasn't spent in 2004. The roof replacement had to be deferred because of the discovery of the need for repairs to the cement portion of the supporting deck for the roof. These repairs are expected to be completed in the next few months and hopefully the roof replacement work can then proceed in Fall, 2005.

After consideration of all the non-operating activity, the total excess of expenses over revenue during 2004 was \$769,812. \$368,970 of this amount is accrued legal fees that have not been paid because our attorneys have agreed to defer billing and collection of remaining fees until the litigation is resolved. Our cash and short term investments at 12/31/04 total \$1,124,173.

Respectfully submitted,  
Robert Doak,  
Pierre Treasurer

Five owners were elected to the Board. The results of the election were, as follows:

Amy Dickinson received 25.019% of the vote (2 year term)  
Robert Doak received 20.53% of the vote. (2 year term)  
Randy Mehrberg received 20.22% of the vote. (2 year term)  
Mary Gootjes Davis received 19.09% of the vote. (2 year term)  
Janet Fisher received 15.14% of the vote. (1 year term)

The Annual Meeting was adjourned at 9:30 p.m.

## MINUTES OF THE BOARD OF DIRECTORS MEETING May 18, 2005

### I. Call to Order

The Board of Directors meeting was called to order at 9:30 pm by President Janet Fisher. A quorum was noted. The directors in attendance were: Denise Antonucci, Janet Fisher, Mary Gootjes, Amy Dickinson, Bob Doak, Randy Merhberg, Gera-Lind Kolarik, Larry Stotts, and Stu Baker. Others: Dan Chalifoux from Wolin-Levin.

### II. Approval of Minutes

The Board unanimously approved the Minutes of the March and April 2005 board meetings.

### III. Nomination and Election of Officers

Bob Doak, Randy Mehrberg, Mary Gootjes, and Amy Dickinson were each elected to two-year terms. Janet Fisher was elected to a one year term. They will join continuing board members Stu Baker, Denise Antonucci, Larry Stotts and Gera-Lind Kolarik.

The floor was open for officer nominations for the Board.

Randy Mehrberg moved to nominate **Janet Fisher** to serve as President. Motion seconded by Denise Antonucci. The nomination was carried unanimously.

Bob Doak moved to nominate **Randy Mehrberg** to serve as Vice President. Mary Gootjes seconded the motion. The nomination was carried unanimously.

Janet Fisher moved to nominate **Bob Doak** to serve as Treasurer. Mary Gootjes seconded the motion. The nomination was carried unanimously.

Janet Fisher moved to nominate **Mary Gootjes** to serve as Secretary. Randy Mehrberg seconded the motion. The nomination was carried unanimously.

### IV. Treasurer's Report

#### THE PIERRE CONDOMINIUM ASSOCIATION TREASURER'S REPORT BOARD MEETING 5/18/05

For the four months ended April 30, 2005, the association has an operating cash deficit of \$8,153. The primary reason for the deficit is that the annual insurance payments totaling \$62,181 were made in March, 2005.

The current forecast for 2005 shows operating income approximately equal to the budget of \$78,000. The major variances recognized at this time are insurance (favorable by \$30,000 to budget and \$23,000 to last year) and gas (unfavorable by

\$21,000 to budget and \$26,000 to last year). Other negative variances to budget include supplies costs (\$6,000) and uniforms (\$3,500).

At 4/30/05, The Pierre Condominium Association had the following cash/ investment balances:

Wolin-Levin cash balance	\$ 61,478
Harris Bank Special Projects A/C	\$ 12,794
Harris Bank General Reserves	\$ 422,961
Various accounts- Baker damage insurance funds	<u>\$ 559,229</u>
Total- Cash and Investments	\$1,056,462

The special projects loan balance at April 30, 2005 is \$381,826.

Garage income year to date through April 30, 2005 is \$17,499 compared to a budget of \$12,686. The most significant factor for this positive variance is low payroll costs, primarily due to vacations not taken yet and Abdul being on workmen's compensation for several weeks; his shift was covered by a lower paid employee.

Respectfully submitted,  
Robert Doak,  
Pierre Treasurer

#### **V. Old Business**

Lobby Floor: The lobby floor will be cleaned and the damaged sections near the passenger elevators will be repaired.

Garage Issues: The Board discussed ongoing garage issues. The Board discussed an email from a unit owner regarding damage to his vehicle in February 2005.

New Bike Racks: Bob Doak made a motion, which Amy Dickinson seconded, to approve the installation of the new bike racks at a cost not to exceed \$10,000. Mary Gootjes and Aaron Jewell will continue to work with the contractor Walter Bernard regarding the final design of the new bike racks.

Life Safety Evaluation: Stu Baker made a motion, which Bob Doak seconded, to approve the April 26, 2005 proposal from Schirmer Engineering Corporation to provide fire protection engineering services for the Pierre and prepare a Life Safety Evaluation in accordance with the Chicago High-Rise Ordinance for a price of \$3,200.00. The motion was unanimously approved.

#### **V. New Business**

Sales Contracts: Randy Mehberg made a motion, which Janet Fisher seconded, that the Board not exercise the right of first refusal for the sale of the following unit: 10BS (sale price of \$570,000). The motion passed unanimously.

Lease: The Board discussed the one-year lease for unit 12CS between the owners Edward and Sherry Frolich and the William Wrigley, Jr. Company for tenants Klaus Mayer and Manuela Brigitte Summer. Randy Mehrberg made a motion, which Bob Doak seconded, that the lease be approved. Gera-Lind Kolarik voted against the motion and the rest of the directors voted in favor of the motion. The motion was passed.

**V. Adjournment**

The meeting was adjourned at 10:30 p.m. at which time the Board went into executive session.

Respectfully submitted by,  
Mary Gootjes  
Secretary