



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

MINUTES OF JUNE 24, 2009 BOARD OF DIRECTORS MEETING

I. Call to Order

The meeting was called to order at 6:38p. m. A quorum was noted. Present were Jill Pack; Barbara Sherman; Gera—Lind Kolarik; & T. M. O'Brien; and April Koestner attended via telephone.

Dan Chalifoux from Wolin-Levin and Building Engineer Titus Ghica were present.

II. Approval of Minutes

Approval of the April 22, 2009; & May 17, 2009 Minutes: TMO'Brien moved to approve each set of minutes; each motion was seconded; each motion approved unanimously.

III Treasurers Report: April reported we'll struggle to stay within budget; looked at receivables; April also reported there are seventeen (17) delinquencies; Dan said no, are only approximately four (4) and he will supply detail showing the actual delinquencies; Dan will consult w/ April re the actual delinquencies and all detail concerning same.

III. Management Company Report

Dan Chalifoux reported to the Board and discussed, and was questioned by the Board, on the following issues: Four owners are delinquent and Dan reported status and said there was progress on each.

Electrical savings were discussed

Locker survey: Only two lockers open/unverified will send out the notices to all Owners

Dan has updated lease forms and receipt forms for tenant/receipting of Building Rules in packages submitted to Board

Dan gave basic information about Union Bank issues.

IV. Building Engineer's Report (JUNE, 2009)

Called three companies for the swimming pool heater replacement: **Monroe heating \$4,945.00**, **Platinum Poolcare \$4,280.00**, **Polo Plumbing 4,050.00**

Conference/hospitality room prepared for annual meeting

Chute room and roof swimming pool closet locks changed

Outside building lamps repair, maintenance

Installed new bleeders for the hot water return in the crowling space, 11th floor

Investigated the leak sound in the 11th floor (11BS)

New key for 8CN made at Security Shop.

Monroe heating installed the new blower (propeller) for the boiler exhaust fan

Roof access door: new lock installed

Halogen, Home Depot, G&O, Plumber Supply, Faucet Shop, Grainger shopping!

Swimming pool repair: 2 new control devices ordered and installed to make the heater operational. Save the above estimated prices for repair.

Pressure relief Valve replaced for the swimming pool heater, replace the rubber flanges at the intake and return of the swimming pool.

Installed new chicken wire for the 2nd boiler exhaust fan.

Lobby remote repair (Eddy and Tom)

Reserve advisor reading (update)

Called the National Waste for installing the lock to their other end of the chain from the dumpsters.

Phillips towing installed new signs in the back alley and loading dock.

Front of the building asphalt repair

Direct fitness bike repair

New yellow lines marked in the upper NE garage. You should see it!

Titan estimate for the new camera to be installed on the Swimming pool deck.

Walk thru with the new board to see all the mechanical or non mechanical sites of the building

Another walk Thru with Mr. O'Brien and the Williams Stoker \$ Heating Co

Water tower algae chemical removal

Power wash the swimming pool deck for any bacterial formation

A/C repair in 5FN, 7DS, 8CS, Maintenance room, Elevator mechanical room.

Checked all the running pumps (chiller, water tower, hot domestic water, cold domestic water, etc)

Repaired/patched the deep cut in the base of the swimming pool.

SUMMER PROGRAM

Swimming pool check every day: ck PH, temperature and Chlorine level every day

Vacuum the pool Clean the grills Clean the deck Empty the garbage cans

Clean the roof furniture

Wash the side walk and water the flower in front of the building.

Installed the self closing hinges for bike room and garage restroom.

Cleaned and deodorized the 10th floor. Rotten food was thrown down the chute! L

- 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 and the chiller 4 modules operation.

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. (leaks, flood, lights operation, noise, smell, windows, etc)

NEW PROJECTS

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

*The water heater needs to be replaced ASAP. Sorry! I tried to fix it but the heating **exchange elements and the high/low limit switches do not respond properly and shuts off the water heater making the water have instable temp set up.***

*To clean and paint all the pipes in the garage **Quote is coming for Cameras at Pool area.***

MAINTENANCE TIPS *If you are in the Exercise room, please do not DROP the weights. If they are too heavy, do not lift them in the first place. If you see a sign stating that a machine is broken, don't insist on using it. IT IS BROKEN! Place the weights back in place when your session is over. Thank you!!*

Dumitru Titus Ghica

Building engineer

V. Committee Reports

Windows: Contract is signed. Measurements will be made in couple of weeks. All mock ups will be in 4DN and not in separate apartments. New Mock Ups need to be ordered because the IFD ordered Mock Ups have different panning.

Exercise Room: Dan reports deposit send to ABT for TV

Security: No security report at this meeting.

Clean Air: No report @ this meeting

VI. Old Business

Dan to send notice to Allie Mc Manus that her waiver expires July 23, 2009 and needs to submit new doctors' letter for any potential renewal.

Lease renewal Rules change to require Owners' liability insurance minimum

Traico issues: Jill will advise Jerry R at Illinois Sash that Board will stay w/ Champion as the window Manufacturer.

Records Storage: Deferred Discussion to later meeting

VII. New Business

Board requested Tim O'Brien to draft proposed new Rules for Uses of Exercise Room pursuant to Titus' report re the dropping of free weights and misuses of other equipment.

Lease approval: 9EN: Jill moved to waive right of first approval; Barbara seconded; motion passed.

Lease 9AS: Jill moved to waive right of first refusal; TMO'Brien seconded; Motion passed unanimously;

Jill brought up higher garage rates for Air & Water show: April will contact garage & email us w/ info so we can establish a rate.

Dan requested to get certificates of Insurance for All coverages.

Dan requested to know what Owner/occupancy rate is.

Dan to send notice to Owners w/ Baker claims still open

Discussion re: Pool open and close hours; pool to be open 24 hours.

VIII. Unit Owner Comments

Ric Slocum: Congratulations on signing Contract w/ Illinois Sash

IX. Adjournment

Barbara moves to commence closed Session of the Meeting; TM OBrien seconded; Board proceeded to closed session to discuss matter covered by the Act. The Board came out of closed session. No Motions were made or votes taken following closed session regarding any issues. Motion for adjournment made, seconded and meeting was adjourned at 9:46 pm.

Respectfully submitted by Timothy M. O'Brien- 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://21001lincolnparkwest.com>