

The Pierre Condominium Association

MINUTES OF June 21, 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; Marc Feliciano; Jose Gomez; Denise Antonucci; and Randy Mehrberg. Absent: Amy Dickinson. Dan Chalifoux from Wolin-Levin and Titus Ghica (the new building engineer – see below) were present.

II. Approval of Minutes

The May 2006 minutes of the board meeting were approved. All voted in favor except for Janet Fisher, who abstained because she had not yet had a chance to review the minutes. The minutes from the 2006 annual meeting will be approved at the 2007 annual meeting.

III. Treasurer's Report

THE PIERRE CONDOMINIUM ASSOCIATION TREASURER'S REPORT BOARD MEETING 6/21/06

At 5/31/06, The Pierre Condominium Association had cash balances totaling \$4,594,710, invested in bank money market accounts and bank C/D's.

The current forecast for 2006 anticipates operating income of \$162,880, an increase of \$47,048 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 \$65,000. 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 major variances from budget include; garage income, \$23,000 favorable, plumbing repairs, (\$20,400) unfavorable, and gas costs, (\$15,000) 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.

Garage income for May year-to-date is \$13,550 over budget. The insurance adjustment was booked in May to remove the charge for the last 3 months related to the insurance coverage no longer required from Standard Parking as explained above. The cash from the May income of \$11,271 will be received and booked in the Association's June statements.

Respectfully submitted,
Robert Doak,
Pierre Treasurer

IV. Introduction of New Building Engineer

Janet Fisher introduced Titus Ghica, who will be starting as the head engineer on July 5, 2006. He and his family will be moving into the apartment on the second floor. Titus addressed the board and discussed some recommendations he had for the building, such as installing a hot water bypass system to reduce the impact on the building of hot water shut downs. Titus has been coming to the building on Saturdays to familiarize himself with the building.

The Board welcomes Titus and his family to the Pierre.

V. Management Report

The Board reviewed Dan Chalifoux's written management report dated June 21, 2006, and discussed the following items.

Pool Pipe Replacement: The recirculation "ports" in the walls of the pools and the drains have been replaced. The pool still needs to be painted, which requires the pool to be shut down, drained, painted, and allowed to cure for 5 days after painting. The Board decided to wait until after this summer's pool season to paint the pool so as to not disrupt the summer pool season.

Lintel Replacement: The bidding process is underway and the replacement project is expected to begin this fall.

Roof Replacement Project: Dan Chalifoux reported that the roof replacement project is complete.

Chiller Replacement Project: Dan Chalifoux reported that the new chiller installation project is complete.

Water Valve Replacement Project: A set of valves was replaced in the second floor locker rooms. The valve list had some errors and is being revised.

Painting Projects: Dan Chalifoux reported that the freight elevator and loading dock painting is complete.

Hallway Heat Exchange Coil Project: The new hallway coil and controls are installed. The hallway vents appear to be mostly closed, which Dan Chalifoux will check into.

Carpet Cleaning: Stu Baker made a motion to professionally clean the carpet in the common hallways, the party room, the carpet in the lobby and the lobby couch for a price not to exceed \$3,000. Denise Antonucci seconded the motion. The motion passed unanimously.

Doorman Training: The door staff will be sent to training sessions provided by the doorman's union.

VI. Old Business

Garage Issues: A new garage manager will be starting in July. Janet Fisher advised that the garage personnel have been seen using the lobby office equipment. Dan Chalifoux will advise the garage personnel that this is not allowed.

VII. Committee Reports

Lobby Renovation: David and Carrie Thomas of Perimeter Builders made a presentation on the Lobby Renovation Project.

Windows: Meetings are scheduled with consultants.

Fire & Life Safety: Gera Lind Kolarik reported on the recent fire safety meeting that the Chicago Fire Department held in our building. A CPR training session will be offered at some point in the future.

VIII. New Business

Party Room: The doorman Fred Willis has requested that he be allowed to use the second floor party room for his granddaughter's graduation party. Permission will be granted so long as Fred is responsible for any damage incurred and the room is not reserved by a resident for that time.

IX. Unit Owners Comments

In response to a request from a unit owner, Dan Chalifoux addressed the legality of banning smoking in individual units. A committee was formed to investigate this issue.

Unit owner Tim O'Brien of Unit 10AN volunteered to chair the committee. Marc Feliciano agreed to serve on the committee. Any resident is welcome to join this committee by contacting the chair of the committee.

An owner complained that car parkers and building staff have been seen smoking in the common areas. Dan Chalifoux will investigate.

An owner complained that her unit was without water and bathroom facilities for over 24 hours last week during the water shut-off. Dan Chalifoux apologized to the owner and explained that this was due to valves being mislabeled. Dan stated that efforts are being made to avoid this in the future.

An owner asked about last year's rodent problem and was concerned that mice do not come back into the building. The owner was advised that there is an exterminator monitoring the situation and preventative efforts are ongoing.

An owner asked about the status of the Baker litigation. Bob Doak reported that the letters to the owners have not yet been sent out by the attorneys.

X. Adjournment

The meeting was adjourned at 10 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

