



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

MINUTES OF June 25, 2008 BOARD OF DIRECTORS MEETING

I. Call to Order

The Board of Directors meeting was called to order at 7:40 p.m. A quorum was noted. The directors in attendance were: Bob Doak, Mary Gootjes, Jill Pack, Jose Gomez and Gera-Lind Kolarik. Ric Slocum and Randy Mehrberg were absent. Dan Chalifoux from Wolin-Levin was present. Building Engineer Titus Ghica was absent.

II. Approval of Minutes

A motion was made by Mary Gootjes and seconded by Jill Pack to approve the minutes of the May 21, 2008 Board meeting. Approved unanimously.

III. Treasurer's Report

THE PIERRE CONDOMINIUM ASSOCIATION TREASURER'S REPORT BOARD MEETING 6/25/08

At 5/31/08, The Pierre Condominium Association had cash balances totaling \$2,222,269, invested in bank money market accounts and bank C/D's currently earning between 2.8% and 3.45% annualized interest.

Due to the recent cold weather, gas costs have been higher than expected. I'm forecasting that we may be over budget by about \$8,000 for the year. The primary insurance costs which were contracted for in March, ended up being a \$4,500 annual savings from budget. Workers Comp insurance costs were about \$1,200 over budget.

Garage income is running behind budget and I've dropped the forecast for the full year contribution from garage income by \$4,000. Overall, I'm forecasting full year operating income about \$7,500 below budget.

Respectfully submitted,
Robert Doak,
Pierre Treasurer

IV. Management Company Report

The Board reviewed the written management report dated June 25, 2008.

The Board discussed requirement to have a ½ inch opening at the bottom of each unit door, which should be done before the window installation project. Dan Chalifoux will circulate a memo to all unit owners regarding this project.

A motion was made by Mary Gootjes and seconded by Jill Pack to accept the proposal from “Signs by Tomorrow” dated 1/21/08 for evacuation signage (as required by City code), subject to approval of the quality of the signage by Denise Antonucci, for a price of \$5448.30. Approved unanimously.

A motion was made by Jill Pack and seconded by Gera-Lind to approve the Security Rules for Residences dated April 14, 2008. The 30 day owner review requirement has been met. Approved unanimously. The final version of the Rules will be distributed to all owners.

The Board discussed the matter of money that was missing from a unit. A police report was filed.

V. Building Engineer’s Report

- 2 new electric meters installed for the building (south and north)
 - 1 new electrical meter installed for the fire pump
 - Water line installed on the swimming pool deck for water fountain
 - Stantrol (swimming pool chemical devise control) serviced by the US Filter Technician
 - 2 garage exhaust fans serviced by MONROE technicians (new bearings, shafts, pulleys, hobbles, casings, etc)
 - 2 new main disconnect for the exhausting fans
 - 2 new circuit breaker for the exhaust fans
 - 1 new timer for “ON” or “OFF” of the exhaust fans
- The fans turn on at 6:00am and turn off at 12:00 midnight to save energy and for longer life of the system.
- Cleaning after numerous big storms on the roof and around the building.
 - Outside light fixtures cleaned and painted, take a look!!
 - Office clean-up.
 - New PH tank for the swimming pool chemical feed control. New Miurotic acid added to the tank.
 - Every Monday give the Gas Meter Reading
 - Filter replacement in all units.
 - Baseboard heating was turned off!
 - Temporary patio water system in place.
 - Elevators service
 - Sidewalk fixed (corner of Lincoln Park West and Dickens)
 - 5DN A/C project. Walk thru with construction manager, presented the building rules.
 - Yellow paint on the front curb
 - Ordered and installed the new glass for the door of valet garage office and 2 roof deck small round tables.
 - Swimming pool pilot assembly repaired for the heating pool water. Ordered a new one.
 - Swimming pool power wash.

- Chute door repair on the 4th floor
- Cleaned the upper front building canopy.
- Repaired the head/sweep swimming pool vacuum.
- 2nd floor garbage chute repair (paint, removable flappers) .
- 3BS blower motor removed, replaced for A/C.
- Low Cost Garage Project
 - Clean the floor
 - Clean (wash) the walls
 - Clean (wash) the pipes system
 - Paint the walls
 - Repair cracks
 - Repair damaged concrete
 - Degrease oil spots
 - Apply 1st coat of texture
 - Mark the lines (yellow)
 - Drain pipe glossy paint
- Wood work on the lower garage arched completed
- Cleaned the storage, hallway, exercise room, garbage chutes.
- Power washed the garage (2 to 3 times a week)
- Cleaned the emergency stairs every month.
- Cleaned weekly the elevator doors and tracks.
- Every day: clean (mop) the lobby, clean all chute rooms from all floors, buff the second floor and the 12th floor
- Vacuum hallways, wash lower lobby windows, clean second floor and 12th floor restroom plus garage restroom, cleaned garage office.
- Lights checked and changed every Monday
- Every day clean the swimming pool:
 - Clean barbeque grills
 - Clean water fountain
 - Clean and refresh the baby pool water
 - Clean tables
 - Power wash deck
 - Vacuum swimming pool
 - Clean side walls of the pool
 - Refill (if necessary) the pool
 - Check the level of the chlorine and PH twice a day
 - Check the pool temperature
 - Clean the garbage cans (new plastic bags)
 - Clean and re-arrange the deck furniture
 - Clean east glass panels.

NEW PROJECTS

- *B&A to finish the front lime stone replacement and back alley rails.*
- *The second trash chute room to be fixed*
- *Patch the concrete on the loading dock.*

REMARKS

I just want to express my gratitude to all workers for the extra effort in maintaining a nice, clean and friendly place here at The Pierre. Salko, David, Juan, Ali, Tom, Eddie and Fred are doing a fantastic job and I hope that everybody can see that. Without them I couldn't manage a lot of tasks that occur in this place. We feel like a family and we want to keep it this way. Thousands of thanks for all the people in the board who support our decisions on making this place a dreamland. We know that there are many more things to do, but we are getting there!!! I want to assure the newly elected board that we are not going to slow things down, but we are going to raise the level of the service we provide in all areas!

MAINTENANCE TIPS

I wish that everyone enjoys a beautiful summer and enjoys the swimming pool service. I'd like to remind to all that if you go on the roof deck and you like the way you find it, give a chance to others, who come after you, to enjoy the beauty of it, and leave the pool as much as possible the same way you find it. DO NOT clean dishes in the water fountain, please!!!!

Same request for the second floor Game Room.

*Please close the bike room door when you remove a bike or when you return it.
THANK YOU!!!*

*Building Engineer
Dumitru Titus Ghica*

The Board discussed the need to have an accurate inventory of the storage lockers. Dan Chalifoux will coordinate a survey of storage lockers.

VI. Committee Reports

Windows Committee report submitted by Chairperson Jill Pack:

1. The contract has been sent to IFD for review and editing. It was previously reviewed and edited by our attorney, David Sugar.
2. We are soliciting an updated proposal from Tamas Associates for the prep/repair work. Dan is to schedule a walk through for Tamas.
3. We are soliciting 2 additional competitive bids for this work. Looking for suggestions from Dan C., the Board, David Sugar, Paulette Demers. I will also contact K&H.
4. Mock up installations. 4DN – need to have someone (Tamas?) look at the set up to see what, if any special preparation will be required. We need to notify Unit 5AS of the mock up installations.

Windows Committee will meet Monday, 6/30 at 7pm to discuss ongoing work/planning required to prepare for the installation

Exercise Room: Nothing to report.

VII. Old Business

Board Size Reduction: *A motion was made by Mary Gootjes and seconded by Jose Gomez to retain the Association's Attorney to prepare a letter to unit owners regarding a reduction in the number of board members from 9 to 7. Approved unanimously.*

VIII. New Business

Terraces: The Board discussed the state of disrepair on the floor surface on some terraces. In addition, the board discussed whether dogs should be allowed to relieve themselves on the terraces. Dan Chalifoux will address these issues with the owners.

Bulletin Board in the Mail Room: The Rules state that the bulletin boards are not to be used for advertisements for "any business concern."

Homeowners Insurance: The Board discussed the issue of whether unit owners are required to have homeowners insurance.

Laundry Room: The Board discussed putting a log book in the laundry room for users to note problems with machine.

IX. Unit Owner Comments

None.

X. Adjournment

A motion was made by Mary Gootjes and seconded by Bob Doak to adjourn the meeting at 9:51 p.m. 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>