



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

MINUTES OF June 27, 2007 BOARD OF DIRECTORS MEETING

I. Window Consultant Presentation

Prior to the meeting being called to order Pete Power and Cheryl-Lynn Craigo from Klein and Hoffman presented a status report on the Window replacement project. The report and other information will be put on the Pierre Web Site.

II. Call to Order

The Board of Directors meeting was called to order at 8:22 p.m. A quorum was noted. The directors in attendance were: Denise Antonucci, Stu Baker, Amy Dickinson, Janet Fisher, Jose Gomez, Randy Mehrberg and Ric Slocum. Absent were Bob Doak and Marc Feliciano. Dan Chalifoux from Wolin-Levin and Building Engineer Titus Ghica were present.

III. Approval of Minutes

The minutes of the May 23, 2007 Board meeting were approved after a motion by Ric Slocum, seconded by Jose Gomez. Approved unanimously.

IV. Treasurer's Report

At 5/31/07, The Pierre Condominium Association had cash balances totaling \$2,966,698, invested in bank money market accounts and bank C/D's earning approximately 5% annualized interest.

The current forecast for 2007 anticipates operating income of \$69,869, \$60,436 less than the budget of \$130,305. The primary reason for the decrease is \$62,000 of unbudgeted estimated payments for income tax on interest income in 2006. The actual tax due may ultimately be less than this amount, but whatever amount is determined to be overpaid for 2006 will be applied towards 2007 estimated taxes. Interest income is currently forecast at \$136,000, or \$21,000 better than budget. This is offset by revenue shortfalls in the garage income and association apartment rental income lines. The association apartment is currently vacant and the cash received from the garage is down due to the vacation pay funding change required by the union contract at 12/31/06.

Respectfully submitted,
Robert Doak,
Pierre Treasurer

V. Management Company Report

Dan reviewed the management report with the Board. Issues relating to Laundry collection and Bike Registration and Wiss Janney Elstner inspections.

Review of a proposal to replace broken door knockers. The board asked for alternatives and tabled. The Grills will be replaced with natural gas feeds. Showers in the 12th floor will be looked at to see if they meet code otherwise a shower will need to be put on the pool deck.

VI. Building Engineer's Report

(May 23rd to June 27th 2007)

- 1 new Trade mill installed (208V) and old (115V) one removed
- Replaced all main doors/emergency door keys to all units by Security Shop (one week)
- Attached all keys to the security ring (clip) and coded the keys
- Coded the keys and made a decoding list
- Ordered new water fountain
- Ordered new shower system for the swimming pool
- Started to install hot/cold water line for the swimming pool shower (Polo plumbing)
- Power washed the deck every other week
- Sidewalk wash every day, water the plants
- Painted the stairs to the swimming pool
- Water tower installation and turning ON the A/C in all units.
- Turned OFF all the heating baseboard
- Water shut off for the unit 8CN
- A/C shut off for the unit 12CS
- Baseboard shut off for unit 12CS
- Emergency water shut off for the unit 7FN. Master bathroom hot water burst.
- Monitored 3 times a day the Project progress and reported daily to the board and management, mainly in the morning
- Huge rain storm (last night) created some leaks in the unit 12BN
- Kept a good and friendly service to the owners service request.
- Patched, sanded and painted many places in unit 11CS due to the 12CS construction. David Thomas didn't accept his guilt in the damage.
- Motorola RADIO returned after repair by the Motorola company
- V-belt replaced to the garage 2 air dumpers
- Building routine maintenance and clean-up inside and outside
- Patio clean up in few instances (by request)
- New light fixture installed on the 12th floor prior to entrance the stair to the swimming pool.
- Repaired the lights (2 ballasts) in the lower garage
- Repaired lights in the garage valet office
- Repaired the vent in the doormen lunch room
- Installed a new A/C coil in the boiler room break area
- Roofers started the "flashing" against the parapet on June 26th, 2007, 8:00am
- Removed the canopy in some areas
- Lower Garage drain rodding
- SES kitchen rodding
- New cushion pads in garage
- Ordered the new filters for all units
- More plastic taken down.
- 9BS unit clean up after clouds of dust due to the window work
- Every day clean the swimming pool, deck, grills
- Twice a day check the level of the PH, Chlorine and Temperature

Future Projects

- New set of lights to be ordered and installed by the swimming pool deck
- A shower to be installed in the vicinity of the swimming pool, City requirement, just started the project
- Water fountain to be re-connected to the water supply on the swimming pool deck (ordered)
- Paint the 12th floor as soon the windows work is complete
- Replace the A/C and Heating system control for the unit servicing the Game room, to be done as soon Shown Monroe has a opening window!
- To install tiles in the 2 lower chute room for better hygiene and easier clean up. (to be approved!)
- Replace all filters

REMARKS

Windows lental project is almost done. 2, 3 more days.

It was not easy but we are almost there. Everybody worked hard in it's own field.

Salko: he is doing a professional work. Anytime we have to stay overtime to finish a rising problem, he is there. Always polite and ready to complete the work. Thank you!

Juan: always is doing his duty in a professional manner, nice, polite and ready for any extra work the building duty requires. I'm very happy to have him in my team. Thank you!

David: Nice, polite and taking heavy task to accomplish to perfection. Always there when any problem occurs. Thank you!

Ali: Well, I can tell you that I got in him a new friend. Nice, friendly, polite, ready to be there to help my work through a fast and accurate communication between the staff and the owners. Hardly you can see him sitting on the chair.

Fred, Eddy and Tom: Although we work in general in different shifts, I can tell that they are doing a nice job, ready to help when is necessary, polite and ready for any task their job requires.

Dumitru Titus Ghica
June 27th, 2007

VII. Committee Reports

Security – Stu reported on the status of re-keying, the keybox, blue keys going away, roof cam exercise room and 2nd floor stairway issue, Realtor issue do we take ID. Discourage or eliminate Open Houses or require them to escort people up to the unit.

Motion approved to submit new Security rules (conditional upon language to be approved by the board for realtor open houses and showings) for 30 day review by the owners. Motion made by Stu Baker, Ric Slocum seconded the motion. Motion approved unanimously.

Motion approved to authorize Titan Electronics \$4,975.68 to install key fob readers for the South stairwell and entrance to the exercise room. Motion made by Stu Baker, Amy Dickinson seconded the motion. The motion passed unanimously

Lobby Committee – furniture delivery table and chairs to arrive in August.

Signage – Denise and Janet walked the building to review the signage. The goal is to have consistent graphics, and fonts, colors and style will be done for the entire building.

Window Committee – A status report was given by K & H and the members of the Window committee. Committee reports and other documents will be posted on the web site. The Windows web page is at <http://thepierre.com/windows>

Exercise room - results from the unit owners survey are still pending.

VIII. Old Business

There was no old business.

IX. New Business

Sales Contract for 9CS: The sales contract for 9CS (\$580,000) was presented to the board for approval. Randy Mehrberg made a motion, which Amy Dickinson seconded. The resolution was approved unanimously.

Air and Water show rates will be raised to \$25. The board wanted to consult with Bob Doak about getting extra staffing for the event or possibly restrict the amount of cars that should be allowed.

X. Unit Owners Comments

There was a comment about draining on the decks. There is only one drain for all the decks in 3EN unit. Titus indicated that the staff will be cleaning up the decks after the scaffolding is removed. There was discussion about the cigarette smoke on the 5th floor going into adjacent units and smoke coming into 5FN.

XI. Adjournment

The meeting was adjourned at 10:00 p.m. and the board went into closed session.

Respectfully submitted by, Stu Baker - 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>