



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

MINUTES OF JULY 22, 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 .

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

II. Approval of Minutes

Approval of the June 24, 2009 Meeting Minutes: : TMO'Brien moved to approve each set of minutes; each motion was seconded; each motion approved unanimously.

III Treasurers Report: April reported we may be appx \$26,000.00 below budget; discussed costs; other savings.

III. Management Company Report

Delinquency issues: Re 7DN: 3 months delinquency; and discussed other delinquencies as per Dan's report.

New city container tax liability increase discussed;

Dan reports all lockers are identified

Dan contracted treatment (spraying twice and pruning) of all crab apple trees in front of building

Discussion of new City elevator inspection process.

Board defers for now on monitoring cameras at pool/rooftop deck area

Discussion of Tax Reduction Attorneys' employment

Resolution re: Mandatory Owners' Insurance Rules Change: Deferred to next Board Meeting.

Sal is now being prosecuted by CPD per Dan and Gera—Lind; Owner/victims have cooperated w/ Police and will prosecute, per Jill

VII. Building Engineer Report for July 09

- Conference/hospitality room prepared for annual meeting
- 3FS leak investigation
- 11EN A/C leak investigation (A/C Gallagher service called to replace the whole evaporator coil.)
- New flat TV installation in the exercise room, new bracket.
- Called the 311 for the new developing sink hole in the ground north/east corner of the building, on the street.
- Moved electrical outlet for the new flat TV, repaired the location of the old outlet, installed the new shelf for the Directv box, primer and paint the wall and the ceiling.

- 11BS, alarm system went off.
 - 9AS, 4GN, move in
 - 3AS, 3BS move out
 - 5AS bike lock cut (parked in the not designated area)
 - MDU work done in 12AN, 12ES and 12DS
 - 3ES plumbing cancellation.
 - East side of the building, north of the entrance light fixture major repair. (electrical)
 - Elevator monthly service
 - Swimming Pool inspection – passed!! ☺
 - New cue sticks for the game room pool table, new repair kit for the cue sticks.
 - 12CS window screen repair
 - Ali remote repair
 - 11EN new faucet installation
 - 2 new flow meter for swimming pool pipe line.
 - Polo plumbing drain (3ES)
 - Elevator carpet cleaning twice this month.
 - Replaced the old TV bracket with a more adjustable one, repaired the wall in exercise room.
 - Drained the swimming pool below the return line to install the new flow meter then fill back up.
 - 3rd and 1th floor emergency stairs repair (plaster, paint)
 - Buffed the 12th and 2nd floor.
 - Motorola radio repair (Juan)
 - Re-glued two signage plates.
 - Called All American Glass to make new round shaped glass for the roof deck round small table.
 - Water flooding/gushing from the 7AN master bathroom connection cold water hose all the way to 6AN, 5AN, 4AN, 3AN, and the garage. We experienced discolored carpet and warped baseboard. As soon it is solid dried, we'll hire an expert on cleaning carpet. We will remove the baseboard and replace/repair with the new/fixd one.
 - Bulley & Andrew came back and fixed the lime stone on the east side of the building. Front lobby major cleaning, buffing.
 - Main A/C line insulation replacement in the garage, next to the restroom.
 - Midwest Lighting Services, LLC walk thru.
 - Second floor MEN restroom toilet repair.
 - 7ES vacuum cap dropped in the chute (what a mess!!! ☹) and few days later bracelet lost in the same chute, never found!
 - Storage lock investigation. Locked all the empty/open locks with our building ones.
 - New front elevator lobby mats
 - Kitchen drain cleaned by Polo Plumbing in AS, AN, BS, BN, CS, CN. DS, DN, ES, EN, FN lines. Plates are in: garage, exercise room, party room, laundry room, 2nd floor hallway, storage locker room.
 - Called Dan to hire a Tree Care service for our front trees. They look really sick. ☹
 - Cut the dried brunches of the front trees.
- SUMMER PROGRAM
- Swimming pool check every day:
 - Check 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.
 - 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)
- Check the level of the carbon monoxide in the garage.

NEW PROJECTS

- *To clean and paint all the pipes in the garage.*

MAINTENANCE TIPS

- ***Do not throw the content of the vacuum directly in the chute. Place them in the very good quality plastic bag and then place them in the chute. We love the fog in the fall time, not now! Do not take the BBQ utensils, from the roof, even if you have a good intension to clean them and brig them back. We'll do all the service for you, just leave them there. Do not take them if you are planning to have a pick nick in the park. Please, buy your own ones! A set is missing for 2 days! ☹***

Dumitru Titus Ghica

Building engineer

IV. Committee Reports

Windows: Jill reported that window measurements are now in progress; to be followed by mock ups and shop drawing preparation for submission to Klein & Hoffman.

Exercise Room: No current report

Security: No current report

V. Old Business

Allie Mc Manus: Presented letter from Gen/Px M. D. re: panic attacks in freight elevator;; Barbara moved to continue exemption for period of one year or such lesser time as is determined by Allie. Motion seconded and passed unanimously.

Dan forgot to inquire of phone company re installation of phone jack in Meeting Room for Board meetings.

No bid received yet from Williams Stoker; TMO'Brien to call Ditmar to f/u on getting quote

Dan will get bids on "alley way" work and West wall stone & brick work.

Jill will post notice re: committee work and eg. Committee for Building Rules review & changes.

Re: MDU proposal: Board defers on the proposed construction for new upgrade right now; will review MDU contract and will consider whether all the extensive proposed construction is appropriate;and will consider A T & T as potential replacement.

TMO'Brien will review MDU contract with view toward potential early termination.

VI. New Business

Lease for 6 CS: TMO'Brien moved to waive right of first refusal on this lease; was seconded; motion passed.

April discussed engagement letter for auditor

VII. Unit Owner Comments

An owner commented on plumbing turn off notices.

An owner commented that Pierre should use unscented cleaners etc. Something used in elevators had extremely strong scent

An owner inquired whether there was a final security report

An owner inquired about duplicate keys from Security Shop

An owner requested list of each time unit key was removed from master system

Barbara moved to go to Closed Session to discuss matter covered by Statute; was seconded and motion passed and closed session ensued

VIII. Adjournment: The Board concluded the Closed Session; no motions were made in regard to any matter discussed in closed session; Motion made to Adjourn; was seconded; motion passed and meeting was adjourned at 10:15 p. m.

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://2100lincolnparkwest.com>