



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

MINUTES OF July 23, 2008 BOARD OF DIRECTORS MEETING

I. Call to Order

The Board of Directors meeting was called to order at 7:45 p.m. A quorum was noted. The directors in attendance were: Ric Slocum, Bob Doak, Jill Pack, Jose Gomez and Randy Mehrberg. Gera-Lind Kolarik joined the meeting at 7:55pm. The telephone connection to Ric Slocum was lost at 10:20 pm. Mary Gootjes was absent. Dan Chalifoux from Wolin-Levin and Building Engineer Titus Ghica were present.

II. Approval of Minutes

A motion was made by Jill Pack and seconded by Jose Gomez to approve the minutes of the June 25, 2008 Board meeting. Approved unanimously.

III. Treasurer's Report

THE PIERRE CONDOMINIUM ASSOCIATION
TREASURER'S REPORT
BOARD MEETING 7/23/08

At 6/30/08, The Pierre Condominium Association had cash balances totaling \$2,201,368, 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, due to both rate and usage. I've raised my forecast to a possible over budget of about \$13,000 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 \$13,600 below budget.

Respectfully submitted,
Robert Doak,
Pierre Treasurer

IV. Management Company Report

The Board reviewed the written management report dated July 23, 2008.

Notice of the need for the door reveal was distributed to unit owners last month. The Board discussed whether there is a need to enforce or inform the ½ inch reveal requirement and asked Dan Chalifoux to follow up on this question.

The Board discussed and rejected the request of owner Dr. Ed Frohlick to rescind the \$1,000 fine levied against Perimeter Builders.

The Board discussed the matter of an alleged unsuccessful break in to a unit. A police report was filed by the unit owner.

V. Building Engineer's Report

- Polo Plumbing finished the 3rd floor patios water system
- MONROE finished the exhaust fan (adjustment)
- Blower motor changed in 5FN
- Storage locker inventory updated
- Exhaust fan clean, primer and paint.
- Swimming pool vacuum cleaner maintenance
- 2 new garage parking lot clean, repair, paint, yellow line marked, next to exhaust fan
- STANLEY Automatic Doors Co few services for the main outside left door.
- Camera repair for the loading dock. After few visits, they still didn't find the right camera to replace the old, damaged one.
- Few elevator services done to freight elevator. Now it is fixed. A part was broken and was on back order.
- A new work bench was installed (donated) in the hobby room, thanks to Wayne Lau, unit 5CN
- Installed a new A/C hallway chilled water circulating pump
- Swimming pool inspection – passed!! ☺
- New tiles installed in the loading dock chute area
- Movers TAMAS Partners Ltd and Ned Pelinkaj Ltd walk thru on 4th (one unit) and 9th floor (all units) in preparation for the windows replacement project.
- Swimming pool vacuum gauge and flow meter repair.
- MDU repair in unit 12 ES
- Fan repair in the loading dock chute room.
- Chute fire safety inspection
- Smithereen service done.
- Door knocker walk thru
- New automatic shut off doors installed for the north and south chute system, required by the City of Chicago for fire prevention.
- Cleared the 5FN, 6DN and 4HN A/C draining system
- Low Cost Garage Project (cont)
- 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
- 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 once a week 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 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
- Every day clean the swimming pool:
 - Clean the barbeque grills
 - Clean the water fountain
 - Clean and refresh the baby pool water
 - Clean the tables
 - Power wash the deck
 - Vacuum the swimming pool
 - Clean the 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 the east glass fen.

NEW PROJECTS

- B&A to finish the front lime stone replacement and back alley rails.
- Patch the concrete on the loading dock.
- New tiles to be installed in the storage room

REMARKS

I want to say happy birthday to Salko Topic!!

The amount of work is quite overwhelming sometimes, knowing that some of us have their vacation taken on these days. Although it is hard, we are always on top of all things and situations and are prepared to make your life at The Pierre as comfortable as possible. Thank you for your cooperation!

MAINTENANCE TIPS

As you noticed, we experienced few difficulties with the freight elevator. A part was needed to make all things right. Now the part is installed and there are not supposed to be any further problems. BUT, these things are metals, electronics, wires and programmed systems. They can brake!! It can happen in Sears Tower, in Paris, Middle East or here at The Pierre. When it happens do not panic! Inside the elevators are 24 hours working phones. The doormen is going to call the OTIS (elevator) company and they are coming to assist you ASAP. The maintenance staff is not going to assist you if the cart is stack between floors. Terrible tragedies happened in such instances. If the cart floor is leveled with the exit floor, then we can proceed to free you from it. As firemen says “we prefer to have a panicked person instead of a dead one” Just a thought!

Building Engineer
Dumitru Titus Ghica

VI. Committee Reports

Windows Committee report submitted by Chairperson Jill Pack:

Walk-throughs of several units were completed with two potential contractors for the unit preparation work (moving/covering furniture, removal and replacement of window treatments). The bids are pending.

The window color recommendation is Black, to match the existing wrought iron on the building.

A motion was made by Bob Doak and seconded by Randy Mehrberg to approve black as the color of the windows. Approved unanimously

The Exercise Room Committee report was presented on behalf of Denise Antonucci by Titus Ghica. The committee met and selected new carpet. A bid for the carpet replacement and installation was submitted for approval. The bid allowed for the committee to purchase another piece of weight equipment – a thigh machine – and remain within the previously approved budget. The Board discussed the recommendation and asked the Committee to obtain a competitive bid for comparable carpet, and to confirm the price of the equipment was competitive in the marketplace.

Lobby: No new report.

Security: No new report.

VII. Old Business

The Board discussed the Baker damage claim of the Mehrbergs. Mr. Mehrberg left the meeting room for the duration of the discussion and subsequent vote.

A motion was made by Jose Gomez and seconded by Gera-Lind Kolarik to approve payment of the Baker damage claim of Randy Mehrberg in accordance with the previously documented allocation. Approved by Bob Doak, Jose Gomez, Jill Pack, Gera-Lind Kolarik. Ric Slocum did not participate in the vote as his telephone connection had been lost. Mr. Mehrberg, who had left the meeting room, did not participate in the discussion or vote.

The terrace surface membrane was inspected and the report is pending.

Homeowners Insurance: The Board again discussed the issue of whether unit owners are required to have homeowners insurance, and how to notify unit owners.

VIII. New Business

Sale of Unit 5DS: A motion was made by Jose Gomez and seconded by Jill Pack to waive our right of first refusal of the sale of unit 5DS for \$400,000. Approved unanimously.

The Board reiterated its intent that background checks be done on both leases and sales.

Parking Garage: There were two instances this month when a fill-in parking attendant did not show up for a shift, causing the on duty attendant to cover the second shift. The on duty attendant was unable to reach any supervisor at Standard Parking at the time this occurred. Bob Doak will discuss the situation and what can be done to avoid the problem in the future with Standard Parking.

IX. Unit Owner Comments

Peg O'Brien, 10AS, discussed the recurring issue of cigarette smoke in their unit. The most recent incident was exacerbated when the circuit for the exhaust fans tripped during a storm. They would like the building to move to ban smoking in individual units. The Board advised an amendment to the Declarations, approved by a $\frac{3}{4}$ vote of unit owners, is required to do so. The Board encouraged the O'Brien's to determine if there is sufficient support for such a change.

X. Adjournment

A motion was made by and seconded by to adjourn the meeting at 10:50 p.m. Approved unanimously.

Respectfully submitted by, Jill Pack

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>