

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

MINUTES OF AUGUST 26, 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 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 July , 2009 Meeting Minutes: : TMO'Brien moved to approve the of minutes; the motion was seconded; each motion approved unanimously.

III Treasurers Report:April submitted written report; draft audit to be sent to auditor; TMOB made motion to retain, again, same auditor; seconded by Gera—Lind, Motion Carried unanimously

III. Management Company Report

Dan wil get engagement letter/proposal from WJE on binoc exam in order to comply w/ City code

Dan will get further info on tax reduction attorneys

Dan will get further info/bids and Structural Engineering view of West wall of Pierre and report further; Dan misunderstood structural issues & got only paving bids.

Re: Phone Jack in Meeting Room: Dan waiting for telcall from AT & T & will report next meeting.:

Re: Checking w/ Security Shop; Dan obtained August 09 letter indicating NO MASTER KEY for the system at Pierre.

Discussed with Dan the Lease Application Forms in Use @ Wolin Levin: Need more detail from Applicants re: work, work supervisor, work HR manager, all phones; salary; present landlord contact info: all should be on form On this lease, Dan will supply more info so Board can vote, if possible, before September 15, 2009.

Re: Owner Reports of Rules Violations/Complaints re Rules Violations: TMO'Brien inquired: Is there a log at front desk, or any recording at all if an owner or tenant reports a problem of any kind at the building? If not, is one needed ? How is the info then distributed to staff to assess/correct situation?

Titus will call Titan for proposal on Intercom in Ex Room

Dan will do notice to Owners re replacement of plastic hoses @ kitchen and bath locations indicated on Titus' survey of units

Titus will price containers for Freon storage

IV Building Engineer Report

(August 2009)

- Windows measurements

- Newer garage valet office furniture, clean-up.
 - 5FN Real Estate appraisal
 - 11th floor crawling space missing valve for hot water return
 - Exercise room TV set-up (special 180 degrees arm)
 - Front of the building trees treatment
 - Miracle grow used for front flowers
 - Water hose connections checked in all units (bathrooms, kitchen)
 - Fire extinguishers annual check (schedule and recharge)
 - Walk thru with Dan and concrete/alley repair Co for the building back alley repair
 - 3ES water leak investigation
 - 4BN water leak investigation (5BN A/C condensation tray clogged)
 - Result of the water connection sent to Dan Chalifoux
 - Elevator monthly service
 - Walk thru with contractor for remodeling in unit 3DS
 - Tried to arrange a phone connection in the guest room. Gave Dan all the information required by the AT&T representative.
 - 11BS cleaning kitchen line drain
 - Set up schedule with the Pro Liquid Co to clean the grease trap of the building. Actual work was done on August 20th.
 - Anchor Carpet cleaning the 3, 4, 5, 6 and 7th floor due to the major flooding (bad cold water connection)
 - Re-set up the warning emergency/burglary bells between doorman and the garage valet office.
 - Refilled the 3 propane tanks in the lieu of the boat/air show.
 - Walk thru with the contractor for the 3AS
 - 3DS water shot off
 - Air bobble formed under the sump pump. The system doesn't work until the bubble is released. Called a company to reset the pumps and they suggested that the pumps should be replaced. I managed to find a way to free the air bubble (Romanian trick) and the pumps are working fine! (saved around \$10,000)
 - Chicago Water Department domestic water pumps inspection – passed!
 - Painted the 12th floor baseboard and doors
 - 3AN leak from 4AN A/C condensation
 - Outside SW lamp repair.
 - City of Chicago water department Fire Flush Inspection
- 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.*
- *To fix the building back alley*

MAINTENANCE TIPS

- *I just want to remind to all of you that smoking is prohibited on the swimming pool deck at all times. During the air show we found many, many cigarette butts on the roof deck. The reason to prohibit the smoking on the roof are: 1) it's unhealthy for non smokers to share the smoke they didn't pay for. 2) Under high temps, the roof becomes easy to ignite if a cigarette but reaches the tar melting area and 3) it is the association rule.*

IV. Committee Reports

Windows: TMO'Brien reported that Mock Up installation is pending; followed by ordering of windows; followed by wait for Spring 2010 for begin installation; AND: re two tone paint: now there is issue raised as to whether same quality paint job is done, in two tone situation, as where only one paint is used. May be issue as to "chalking" if two tone paint is used, In any event, Champion has not given us yet the answer on minimum number of Owners/Windows needed to do factory two tone painting; and has not given us any cost differential info and these issues need follow up for answers.

Exercise Room: Nothing reported

Security: Nothing reported

V. Old Business

IDF issues: May 3, 2009 settlement meeting happened; issues discussed to some extent, but IDF insisted on full payment; no issues settled; IDF made helpful admissions during the conference.

MDU: For closed session; following closed session, it was sense of Board to defer the MDU issues pending receipt of further information regarding A T & T new systems, to next meeting.

Security Shop update:

Roof Top deck and smoking: Update:

VI. New Business

Gera Lind raised issue of oversized vehicles in Garage and pointed out that Standard already has posted the long standing rule of no vehicles over 6' 2" in height; and she also pointed out that the exposed mechanics in the garage, that is the water and gas piping, are subject to striking and

damage by certain vehicles if they are too large or have too much equipment mounted or stored on top of the vehicles.

Discussion of “What is oversized vehicle” Extensive commentary by certain unit owner as described below.

The Board discussed the value of getting Titus’ input on what should and should not be allowed in terms of vehicles in the Garage and in terms of potential damage to the piping, fans, mirrors etc. present in the Garage. Titus did indicate earlier that the mirrors have already been broken on prior occasions.

Gloria and Gera Lind volunteer for Rules Revision & Updating.

VII. Unit Owner Comments

An Owner inquired about use of the building’s bike racks by visitors (non—owners and non—tenants:) eg whether there is a rule, or needs to be a rule on same given the shortage of space available on the bike racks at present. The owner was encouraged to volunteer for or at least contribute to the work of the new Rules review committee.

Extensive commentary and explanation by a unit owner in regard to the Parking Lot issue of “Oversized vehicles”; and request made at meeting by the unit owner for a “variance” or exception to the existing & posted rule in the Garage excluding vehicles over 6’ 2” in height. Unit owner also expressed interest in having a certain truck “self—parked” by the owner, who is not a unit owner at the Pierre, in order to assure safe parking of vehicle. Unit owner also requested, on behalf of the truck owner, that truck owner be allowed to select particular spots or places in the garage for the parking of the vehicle, since it usually enters the garage with an equipment rack on top, and ladders or other equipment attached on top of that rack, increasing the overall height of the vehicle and resulting in equipment, such as ladders, extending out, in front and rear, over the ends of the vehicle itself.

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>