

The Pierre Condominium Association

MINUTES OF August 16, 2006 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: Stu Baker; Janet Fisher; Mary Gootjes; Jose Gomez (arrived at 8:30 pm); Denise Antonucci; Marc Feliciano; Bob Doak. Absent: Amy Dickinson and Randy Mehrberg. Dan Chalifoux from Wolin-Levin and Titus Ghica were present.

II. Approval of Minutes

Stu Baker made a motion, which Janet Fischer seconded, to approve the July 2006 minutes. All voted in favor except for Bob Doak, who abstained because he was not at the July meeting.

III. Treasurer's Report

THE PIERRE CONDOMINIUM ASSOCIATION TREASURER'S REPORT BOARD MEETING 8/16/06

The Wolin-Levin financials for July are not available at this time due to a change over to a new accounting system.

Garage income for July year-to-date is \$44,828, \$27,756 over budget. We have now experienced three straight months of excellent results, all with \$6,000-8,000 of earnings better than budget.

Year-to-date, in addition to a \$12,918 favorable variance in insurance costs, we are also experiencing positive variances in salaries & wages and revenue. Transient parking revenue year-to-date is \$4,354 ahead of last year while the full year budget is only \$800 more than last year. I am raising the current forecast for garage earnings for the full year to \$60,000 compared to the budget of \$27,000.

Respectfully submitted,
Robert Doak,
Pierre Treasurer

IV. Management Report

The Board reviewed Dan Chalifoux's written management report dated August 16, 2006, and discussed the following items.

Jenark Accounting System Conversion: Wolin-Levin is converting to this new accounting software.

Security Camera Recorder: 30 days of recording capacity has been added to the system.

Pool Inspection: The pool has passed the city inspection. The city requires a rope in the pool to mark the deep end.

Chair Lift to Pool: Dan provided a bid for a chair lift for the stairwell to the pool of \$9250. This amount will be added to next year's budget.

Property Tax Protest Bids: Bob Doak made a motion, which Stu Baker seconded, to retain the law firm of Klafter & Burke to represent the Association for the 2006, 2007 and 2008 real estate tax years to secure a valuation for the real estate taxes. Motion approved unanimously.

Boiler Maintenance and New Hot Water Pump: Bob Doak made a motion, which Stu Baker seconded, to accept the proposal by Monroe Heating and Cooling dated 7/26/06 for the amount of \$3380 for various valve repairs, service and maintenance of the boilers. Bob Doak made a motion, which Stu Baker seconded, to accept the proposal by Monroe Heating and Cooling dated 7/26/06 for the amount of \$7100 for the installation of a new back up domestic hot water pump. Both motions passed unanimously.

V. Building Engineer Report

(July 20th -August 16th)

Services done in above period:

- Serviced the Basement Elevator Shaft
- Serviced the Pump Room
- Serviced the Chiller Room
- Serviced the kitchen drain and suds zone pipes on the "DN" and CN tier (eight more to go)
- Lower Basement Major Project (Paint)
- Installed the Motion activated Switch in the 9th floor garbage chute
- Installed: smoke detector, self closing device and new lock to laundry room, new lock to the back stairs, main garage
- Made the final "touch" (bleed line!) to the chiller room
- Repaired the (for now!) the swimming pool canopy.
- Swimming pool safety inspection (passed!)
- Hallway Fire extinguisher up-dated
- Started the 2nd floor project

Things to be done soon

- Finally, I'll get a new uniform in 2 weeks
- Major project (lower Garage)

-Small project (storage area)

-I have plans to move in on August 26!

REMARKS: Thank you very much for your support and all the maintenance team. Their work make me look good!.

Thank you again!
Dumitru Titus Ghica

Renovation of Engineer's Unit: Titus advised the Board that the renovation work for the apartment is ongoing and that Titus and his family will be moving in at the end of August. Mary Gootjes made a motion, which Bob Doak seconded, to approve \$1900 for new appliances for the engineer's unit.

VI. Committee Reports

Lobby Renovation: David Thomas of Perimeter Builders made a presentation on the Lobby Renovation Project. Bob Doak made a motion to approve the lobby renovation project for a price of \$192,698 as set forth in the Perimeter Budget Estimate dated 8/16/06, with the Security and Intercom portion of the budget being deferred until a later date. Stu Baker seconded the motion. The motion passed unanimously.

Window Committee: Gail Ruden reported that the committee has met with all three of the proposed consultants and will be recommending one of the consultants to the board.

Indoor Air Quality Committee: Marc Feliciano reported that Tim O'Brien is working on a survey to be sent to owners. Time O'Brien submitted the following report to the Board:

1. Second Hand Tobacco smoke continues to migrate at Pierre from smoker units to other units and common areas.
2. Notice of circulation of a Pierre Building Survey on 2dHand Smoke will be posted shortly; the survey will then be distributed and returns requested before end August.
3. We are going to try to stay on schedule with a special meeting at which American Lung Association/Chicago rep and physician will present re: second hand smoke, serious health dangers to children and others at Pierre, etc. during September.
4. I shall submit under separate cover an article in support of our Committee finding that the Pierre can legally ban all smoking in all areas of the building and such a ban would be upheld, if challenged, in Illinois courts at all levels. The Article, which is entitled "Get your Ashes our of my Living Room!" Controlling Tobacco Smoke in Multi-Unit Residential Housing is at 54 Rutgers Law Review 135 (2001), is a review of legal developments on the issue of whether a condominium owner can be restricted to no smoking in his/her own unit. The author's conclusion, after reviewing courts which have already upheld such

restrictions, and other precedents, is that both state and federal courts would uphold such bans on smoking. Another important conclusion in this article is that there is no "right," constitutional or otherwise, to smoke, even on one's own property. This law review article was written before the new 2006 Surgeon General's report on 2dHand smoke. This article should be considered an amendment to the Report we submitted at the July meeting.

VII. Old Business

Building Façade Repairs: Bob Doak presented a Summary of Bids dated July 6, 2006, with bids from five contractors. The engineering firm of Wiss Janney has recommended that the contractor of Bulley & Andrews be selected to do the work for a price of \$870,275. Bob Doak made a motion, which was seconded by Jose Gomez, to approve the \$870,275 bid from Bulley & Andrews for the lintel and parapet project.

VIII. New Business

Dariel Eklund of Unit 5BS will be having knee surgery and has requested permission to use the front elevators to take her dog in and out of the building. The Board has given permission providing Miss Eklund waits for another elevator car if a passenger objects to the dog being present and/or does not enter the lobby if anyone objects.

Bob Doak made a motion, which Stu Baker seconded, to approve the lease for Unit 9EN for \$2100/month; to approve the lease for Unit 7EN for \$1900/month; and to waive the right of first refusal for the sale of Unit 4GN for \$300,000. The motion passed unanimously.

Denise Antonucci will have Direct Fitness perform maintenance on the treadmills and evaluate what is wrong with the treadmills that don't work.

IX. Unit Owners Comments

Gail Ruden reported that every time there is rain the Direct TV goes out.

X. Adjournment

The meeting was adjourned at 10:15 p.m. and the board went into executive session.

Minutes from Board Meetings are posted at www.thepierre.com

To send an email to the Board of Directors please use: theboard@thepierre.com

To send an email to Dan Chalifoux at our Management Company Wolin-Levin please use: mgmtco@thepierre.com

Respectfully submitted by,
Mary Gootjes
Secretary

