

The Pierre Condominium Association

MINUTES OF August 17, 2005 BOARD OF DIRECTORS MEETING

I. Call to Order

After meeting in closed executive session, the Board of Directors meeting was called to order at 8:08 p.m. A quorum was noted. The directors in attendance were: Larry Stotts; Bob Doak; Stu Baker; Janet Fisher; Mary Gootjes; Denise Antonucci. Absent: Gera-Lind Kolarik; Amy Dickinson; and Randy Mehrberg. Dan Chalifoux from Wolin Levin and Building Engineer Aaron Jewell attended.

II. Approval of Minutes

Mary Gootjes made a motion, which Larry Stotts seconded, to approve the minutes from the May, June and July 2005 board meetings. Motion passed unanimously.

III. Treasurer's Report

THE PIERRE CONDOMINIUM ASSOCIATION TREASURER'S REPORT BOARD MEETING 8/17/05

For the seven months ended July 31, 2005, the association has an operating cash deficit of \$10,182. The primary reason for the deficit is that the annual insurance payments totaling \$62,181 were made in March, 2005.

The current forecast for 2005 shows operating income of \$61,215, \$6,725 below the last forecast and \$17,246 below the budget of \$78,461. The major variances recognized at this time are insurance (favorable by \$28,000 to budget and \$21,000 to last year) and gas (unfavorable by \$13,000 to budget and \$18,000 to last year). Other variances to budget include supplies costs (\$11,000 negative), uniforms (new uniforms cost of \$5,000 negative), rental apartment income (\$5,700 negative) and scavenger rebate income (\$7,725 positive). In the non-operating category, new bike racks will cost \$17,000 compared to a budget of \$10,000. Negative variances to the last forecast include \$9,000 additional HVAC costs, \$5,500 of repair costs in the lobby and \$3,700 of prior year unemployment taxes due to non-payment by a prior management company and the positive variance of additional scavenger rebate income of \$7,725. Instead of receiving one year of prior year scavenger rebate we have received rebates from both 2002 and 2003.

At 7/31/05, The Pierre Condominium Association had the following cash/
investment balances:

Wolin-Levin cash balance	\$ 14,031
Harris Bank Special Projects A/C	\$ 26,631

Harris Bank General Reserves	\$ 380,864
Various accounts- Baker damage insurance funds	\$ 559,229
Total- Cash and Investments	\$ 980,755

The special projects loan balance at July 31, 2005 is \$350,247.

The July report for the garage is not presently available.

Respectfully submitted,
Robert Doak,
Pierre Treasurer

IV. Old Business

Settlement of Baker Litigation: Treasurer Bob Doak announced that a settlement for \$6.9 million has been reached in the lawsuit *Pierre Condominium Assoc. v. Lincoln Park West Assoc.; Baker Development Corp.; McCauley Construction Co.; and Case Foundation Co.*, 00 L 14319 (Circuit Court of Cook County, Illinois). The net settlement (after attorney fees and costs) will be approximately \$5.8 million.

Roof: Dan Chalifoux reported that the roof project is on schedule to begin on October 2, 2005. The project should take six to eight weeks to complete.

Air Conditioning System: The compressor has been replaced.

Bike Racks: The new bike racks have been installed. Bikes that have been abandoned or not bearing a Pierre sticker will be removed and donated to charity. Stickers are available from the doorman.

Owners are reminded that bikes may not be left in the bike rack areas without being in a designated rack. Bikes left in the bikes areas will be removed.

Security: Larry Stotts reported that additional cameras and door contacts will be added to the security system.

V. New Business

Mice Extermination: Dan Chalifoux reported that six mice have been killed and that approximately 8 to 10 units have reported sightings. Common areas have been baited and traps for use in the units are available from the doorman. It may be that mice have been entering the building thru doors that have been left open that lead to the dumpster in the alleys. Dan Chalifoux will continue to develop a plan to address this issue.

New Padding for Garage: Aaron Jewell presented options for padding the garage. The option that Aaron recommends would cost \$2000, which would buy enough to use in the entire garage. Aaron will continue to investigate.

Sales Contracts: Mary Gootjes made a motion, which Janet Fisher seconded, that the Board not exercise the right of first refusal for the sales of the following units: 6AS (sale price of \$279,000). The motion passed unanimously.

VI. Management Report

Dan Chalifoux presented a written management report dated August 17, 2005.

VII. Unit Owners Comments

VIII. Adjournment

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

Owners are reminded that the approved Minutes from Board Meetings are posted on the Association's website. (www.thepierre.com)

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

To send an email to our Management Company use: mgmtco@thepierre.com

Respectfully submitted by,
Mary Gootjes
Secretary