



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

## MINUTES OF August 22, 2007 BOARD OF DIRECTORS MEETING

### **I. Call to Order**

The Board of Directors meeting was called to order at 7:35 p.m. A quorum was noted. The directors in attendance were: Denise Antonucci, Stu Baker, Bob Doak, Janet Fisher, Randy Mehrberg and Ric Slocum. Absent were Amy Dickinson and Marc Feliciano and Jose Gomez. Dan Chalifoux from Wolin-Levin and Building Engineer Titus Ghica were present.

### **II. Approval of Minutes**

*The minutes of the July 27, 2007 Board meeting were approved as submitted after a motion by Bob Doak, seconded by Ric Slocum. Approved unanimously.*

### **III. Management Company Report**

Dan Chalifoux, discussed issues related to the refuse rebate for 2005 (\$7,725), bulk electricity rates (8% reduction in rates), Bully Andrews damage settlements to unit owner decks, Garage Vending machines. Dan discussed a visit related to the Hallway HVAC engineering proposals from EMCOR and American Engineering. There is a 35% deficiency in makeup air, he will pursue competitive bids after solutions are presented by the companies. EMCOR's proposed solution is to increase size of intake ducts and capacity of fans in the hallways. This will use existing systems and not as invasive as other proposals. The Board should have a proposal and budget before the next meeting.

Signage samples will be ready soon along with pricing.

On-site manager resume was presented to the board (which was requested due to the complexity of the window projects). Dan is still pursuing other resumes and candidates.

**The board voted to turn down the request from 9C south to move the telephone riser as part of the unit renovations.** *Ric Slocum made a motion, which Denise Antonucci seconded. The resolution was approved unanimously.*

### **IV. Building Engineer's Report**

Replaced all Swimming Pool deck light fixtures

- Installed a new, more efficient gas pipe for gas powered grills
- Cleaned the front and south side walk (power washed!)
- Replaced the elevators carpet with the new ones
- Cleaned all the night lamps around the building (second time)
- Cleaned and waxed all trash chute rooms at all levels
- Installed new wooden corners on the 12th floor service elevator hallway.
- Cleaned, waxed and buffed the 12th floor vinyl floor
- Cleaned, painted and "beautified" the lower garage back stairs.

- Power washed the deck every other week
- Side walk wash every day, water the plants
- Water shut off for the 9CS, both bathrooms and kitchen.
- Kept a good and friendly service to the owners service request.
- Patched, sanded and painted 3BN
- Building routine maintenance and clean-up inside and outside
- Roofers picked up all the remaining materials and debris from the roof.
- Cleaned the lobby tiles grout in one week interval.
- New cushion pads in garage
- Every day clean the swimming pool, deck, grills
- Twice a day check the PH level (7.2) and Chlorine level (2.4)
- Twice a day check the Temperature of the swimming pool
- Repaired the exterior light fixture (B&A)
- Repaired the exterior nail and screw holes (B&A)
- Washed and repaired the 3BN and 3ES decks (B&A)
- Started to seal the line between the sidewalk and the building, east area, with grey polyurethane.
- Bought new tiles to be installed in the lower 2nd floor trash chute room
- Plastic removal on 3rd, 9th and 12th floor every Friday at 5:00pm
- Emcor Engineering Ventilation System did a walk thru the building.
- American Ventilation Engineering System had a walk thru
- New furniture just arrived!

#### **Future Projects**

- New tiles to be installed in the 2nd trash chute room on the 2nd level
- Replace the A/C and Heating system control for the unit servicing the Game room, to be done as soon Shown Monroe has a opening window!
- To buy and install 2 new gas operated BBQ grills

#### **REMARKS**

Although the B&A is gone, there are still many things to do in the building and I am so thankful for the professionalism of people who service this building, starting with the doormen and maintenance team.

Dumitru Titus Ghica

August 22nd , 2007

#### **V. Treasurer's Report**

Since the financials were sent out late, Bob did not have a full report. Bob presented a cash flow analysis report and some budget figures. Staff costs are over budget and he will be reviewing this with Dan. Bob presented some reserve analysis numbers for future capital expenditures in preparation of the 2008 budget process. The last reserve study showed that we should be providing \$180,000 per year from assessment income towards capital reserves; we are currently at about \$120,000 contributions from assessments and interest. He reviewed a document that contained estimated costs for some of the new projects (Windows, Hallway HVAC). We will need to do a reserve study in 2008.

## VI. Committee Reports

Lobby Committee – The table and chairs are here. A closed-bid auction will be held for the old furniture.

Security – Some owners have refused to have their units changed to non-duplicable keys. The Board requested that management enforce mandatory compliance. There have been service issues with Titan Security on the recently installed security components. The committee discussed the issues with Dan who will contact Titan. The board also discussed enforcing stickers for contractors who are working in the building.

Windows Committee Report: Aug 22, 2007

1. Two tours of sample and mockup windows were given.
  - August 3 - about 8 people (5 or 6 units)
  - August 6 - about 30 people (maybe 20 -25 units)
2. Additional sample (similar to mockup in 4BS) now in racquetball court.
3. Screen provided for large mockup in 5AS.
4. Board viewings have occurred for all mockups.
5. Questions on doors – K&H review
6. Issue on door replacement requirement – Board needs to decide.
  - Water damage with current doors
  - Some are replacement doors
  - Currently no “consistent look”
7. Renderings
  - 3 views (slider, hung w/ smaller lower sash, hung w/smaller upper sash) - \$9K
  - need Board go-ahead
8. Bid documents
  - After door issues resolved, expect bid documents finished in 7-10 days
  - Committee will set up review meeting w/ K&H
  - Board invited to participate
9. Need to maintain decision schedule to meet hoped for installation time frames

**The board voted to approve expenditures, not to exceed \$9,000 for computer renderings of the four window styles as they would appear on the façade of the building, the motion was made by Randy Mehrberg, and seconded by Bob Doak. The resolution was approved unanimously.**

## VII. Old Business

12<sup>th</sup> floor issue insulation reimbursement request was discussed. The Board asked management to get more information from Titus regarding the benefits to the common elements of having the insulation installed.

New uniforms should be purchased for the staff, summer and winter uniforms will extend the life of the uniforms.

Condominium declaration revision is needed. It would cost about \$4,000. Several issues related to windows, fees and fines, Depending on how things need to be revised to get it up to date with the Illinois Condominium act it may or may not require unit owner approval.

A communication to residents will be sent to inform them about what they need to do to receive Local HD channels. Residents will need to contact MDU directly if they want this service or have been paying for it without successful reception of Local HD.

The board requested management inquire about any insurance discounts to the association regarding security system enhancements to the building.

#### **VIII. New Business**

There was no new business

#### **IX. Adjournment**

The meeting was adjourned at 10:02 p.m.

Respectfully submitted by, Stu Baker - Secretary

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**To send an email to the Board of Directors:**

[theboard@thepierre.com](mailto:theboard@thepierre.com)

**To send an email to building manager Dan Chalifoux:**

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Minutes from Board Meetings are posted on The Pierre web site:

<http://www.thepierre.com>

or

<http://2100lincolnparkwest.com>