



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

## MINUTES OF August 27, 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: Bob Doak, Mary Gootjes, Jill Pack, Gera-Lind Kolarik and Ric Slocum (by telephone). Randy Mehrberg and Jose Gomez were absent. Dan Chalifoux from Wolin-Levin was present. Building Engineer Titus Ghica was absent.

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

*A motion was made by Mary Gootjes and seconded by Gera-Lind Kolarik to approve the minutes of the July 23, 2008 Board meeting. Approved unanimously.*

### **III. Treasurer's Report**

#### THE PIERRE CONDOMINIUM ASSOCIATION TREASURER'S REPORT -- BOARD MEETING 8/27/08

At 7/31/08, The Pierre Condominium Association had cash balances totaling \$2,202,581, 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 the forecast to a possible over budget of about \$18,000 for the year. We incurred about \$10,000 of HVAC costs in July, related to some long-needed clean up of our garage ventilation and hallway water circulation pumps. I've now forecast the full year cost for HVAC to be \$22,000, or \$7,000 over budget.

Overall, I'm forecasting full year operating income about \$18,000 below budget, \$4,600 less than last month's forecast.

Respectfully submitted,  
Robert Doak,  
Pierre Treasurer

### **IV. Management Company Report**

The Board reviewed the written management report dated August 27, 2008.

Window Project: Dan has obtained two proposals for preparing the units for window replacements and rearranging units after the windows are installed. One proposal was submitted by Tamas Partners, Ltd. dated 8/19/08 for \$750 per day and the other proposal was submitted by City Building Group, Inc. dated 7/14/08 for \$695 per day. The Board has asked Dan to get references for both contractors.

Canopy Repair: Dan has obtained two proposals to replace the canopy drywall, lights and heaters. One proposal was submitted by Amarie Construction Services (for \$4,850.00) and the other proposal was submitted by S.S. Remodeling & Painting (for \$5,750.00). The Board decided to defer this job until after the window project is complete.

Reserve Study: Bob Doak reported that the report will be available within the next week.

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

Installed the hand made special shelf for automatic deodorizer  
Fire Extinguishers recharge and maintenance fo a new full year (marked August 2008)  
Clean-up, preparations and again clean-up every day after 3 days of Air Show.  
Garage Restoration Inc walk thru for the protective membrane repair in the 2 level garage and the roof deck  
BN, roof exhaust fan replaced  
Swimming pool power wash  
Exercise room window to squash room framed for better protection  
Building brick and limestone inspection  
2 new 12"x12' cast iron drain cover installed in the second floor chute rooms  
Checked, serviced and repair the 2 AC ( Freon level, condenser unit, compressor amps, evaporator coil, capacitors) for the 2 elevator mechanical rooms  
Discontinued the wireless bush button for the automatic door in the main lobby and replaced it with a hard wired one.  
August leak months: 3 leaks in unit 2AS, 3 in 3DS, 1 in unit 3FN and one in unit 3EN .  
Serviced the main AC dedicated drain in the garage area, game room, exercise room and storage room.  
Ordered, and placed the top-of-the-line BIOCID and STA-CLEAN tablets in the AC trays levels 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> floor. These tablets are specially designed for residential use and are considered NON hazardous and environmental friendly.  
Finally, we got the new Swimming pool license.  
Heavy after tornado clean-up.  
Parapet stainless steel flush damage after the powerful storm.  
Installed a new electrical fan motor in the electrical room. It is required for ventilation purpose.  
Swimming pool vacuum repair and maintenance.  
Power generator investigation.  
Removed old emergency light and installed new ones in: garage, 3<sup>rd</sup> floor leading to the lobby, and 4<sup>th</sup> floor  
AC service and repair in units 12ES and 5FN  
Serviced the AC expansion tank  
Few trips to Security Shop to cut keys for owners.  
Assisted police in the unit 5EN

Tool clean-up and maintenance.  
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 12<sup>th</sup> floor  
Vacuum the hallways, wash the lower lobby windows, clean the second floor and 12<sup>th</sup> floor restroom plus the garage restroom, cleaned the garage office.  
Lights checked and changed every Monday  
Every day clean the swimming pool:  
Clean the barbeque grills, water fountain, baby pool water, tables  
Power wash the deck  
Vacuum the swimming pool and clean the side walls and refill pool (if necessary)  
Check the level of chlorine and PH twice daily, check the pool temperature, clean the garbage cans (new plastic bags), clean and re-arrange the deck furniture and clean the east glass fence.

#### 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  
Finish the Canopy in front of the lobby (10 recess lights, exterior drywall, 2 external winter heaters)

#### REMARKS

*Our job was little bit harder considering that some of us were taking vacations. But we survived even after the twister-like storm. Special thanks here for every single person who serves this place professionally and responsibly.*

#### *MAINTENANCE TIPS*

*The garage and swimming pool protective membrane started to deteriorate. One of many reasons is chewing gum. To remove it we have to use a powerful chemical or a nozzle power washer which makes the membrane weaker and weaker. If you see many black spots on the floor, mainly in the garage, that's where those chewed gums were. Of course, there were other reasons too, but, at least, we can eliminate some of them that we can. In the swimming pool it is simpler 'cause I find them placed, gently, on the blue edge surrounding the pool. Except if the gum is blue!!!*

*Building Engineer Dumitru Titus Ghica*

#### **VI. Committee Reports**

Windows Committee: Chairperson Jill Pack submitted the following report --

The contract with IFD is still undergoing negotiations. The Windows Contract Committee plans to have a meeting with IFD and our attorneys to finalize the contract the week of 9/8/08.

A spreadsheet of window counts by apartment was received from IFD for pricing purposes. We are spot checking some units to confirm the counts are correct.

A request for an approximate installation date of the mock up windows was requested from K&H.

We have received bids from two contractors for the unit preparation work. We are in the process of obtaining references for both prior to finalizing a decision.

The board discussed various issues pertaining to the Association offering owners an option of financing the cost of installation of the windows.

Exercise Room: Denise Antonucci reported on her investigations regarding new flooring (carpeting or rubber flooring) and a new piece of exercise equipment. The most economical option is \$3,558.46 for new carpeting (this price includes the installation and the new carpeting). Denise is getting another quotation for the installation portion of the new carpet replacement. A new piece of exercise equipment (Inner/Outer Leg Machine) can be purchased for \$3114.60

*A motion was made by Jill Pack and seconded by Bob Doak to accept the proposal for new carpeting for a price not to exceed \$3558.46 and to purchase the Paramount "inner and outer" exercise machine for a price of \$3114.60. Approved unanimously.*

Replacement of Door Knockers: Denise Antonucci has located a company in Chicago (Chicago Brass) that could supply new door knockers. Denise will continue obtaining proposals.

Landscaping: Denise Antonucci is researching planters for outside of the front doors.

## **VII. Old Business**

Board Size Reduction: Bob Doak is continuing to work on this issue with the Association's attorney David Sugar.

MDU: Dan Chalifoux is following up with MDU regarding certain billing issues. Ric Slocum advised that there are a number of units that are not getting the HD service.

## **VIII. New Business**

*A motion was made by Jill Pack and seconded by Bob Doak to accept the lease of Unit 5FN beginning on 8/15/08 and ending 8/14/10 for \$2800 per month. Approved unanimously.*

## **IX. Unit Owner Comments**

An owner has expressed concern that the doorman didn't check on Roy Schmaltz sooner when newspapers were seen outside of his door. Dan Chalifoux advised that "Wellness Checks" on residents should not be performed by the Building Staff. Instead, the Building Staff should attempt to contact the resident's emergency contacts and the police should be called to physically check on a resident. Dan Chalifoux will communicate the protocol with the Building Staff.

Jill Pack commented that after she reported a leak in the hallway there was a lack of follow up with the owner who had the leak.

**X. Adjournment**

*A motion was made by Mary Gootjes and seconded by Jill Pack to adjourn the meeting at 9:30 p.m. Approved unanimously.*

Respectfully submitted by, Mary Gootjes - 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:**  
[manager@thepierre.com](mailto:manager@thepierre.com)

**Minutes from Board Meetings are posted on The Pierre web site:**  
<http://www.thepierre.com> or <http://2100lincolnparkwest.com>