



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

MINUTES OF September 24, 2008 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: Bob Doak, Mary Gootjes, Jill Pack, Gera-Lind Kolarik and Ric Slocum (by telephone), Randy Mehrberg (by telephone) and Jose Gomez (arrived at 7:50 pm). Dan Chalifoux from Wolin-Levin was present. Building Engineer Titus Ghica was present.

II. Approval of Minutes

A motion was made by Mary Gootjes and seconded by Gera-Lind Kolarik to approve the minutes of the August 27, 2008 Board meeting. Approved unanimously.

III. Treasurer's Report

THE PIERRE CONDOMINIUM ASSOCIATION TREASURER'S REPORT BOARD MEETING 9/24/08

At 8/31/08, The Pierre Condominium Association had cash balances totaling \$2,103,231, invested in bank money market accounts and bank C/D's currently earning between 2.75% and 3.39% annualized interest.

Gas costs have been higher than expected, due to both rate and usage. The rate for July was \$1.31 compared to a budgeted rate of \$.79 which was also the actual rate in January. I've raised the forecast to a possible over budget of about \$28,000 for the year. The total expense forecast for the year is only \$24,000 over budget which means that all expenses other than gas are expected to be \$4,000 under budget.

Two revenue categories are expected to be under budget for the year; garage income, under by \$8,000 and interest income, under by \$6,000. Interest income is down due to lower rates, which have declined by more than 1% since the budget was developed. Garage income is expected to be down because of:

- 1) A carryover loss of \$1,132 from 2007 that needed to be funded from 2008 income before a distribution could be made,
- 2) Maintenance cost over budget of \$2,700 due to garage painting and clean-up paid for by Standard,

- 3) Payroll over budget of \$5,700 year-to-date that is at least in part due to timing differences of when people take vacations and other paid time off, but I am expecting that a good portion of this may be an over budget at year-end.

Overall, I'm forecasting full year operating income about \$33,000 below budget, \$15,000 less than last month's forecast.

Respectfully submitted,
Robert Doak, Pierre Treasurer

IV. Management Company Report

The Board reviewed the written management report dated September 24, 2008.

Reserve Study: The Board retained Reserve Advisors to prepare a Full Reserve Study for the Pierre Condominium Association. The Board reviewed the written report dated July 18, 2008. The 30 year reserve study indicates that the Association should budget a reserve contribution of \$160,000 (not including interest income on reserves) for 2009. The reserve contribution for 2008 was budgeted at \$44,992 (not including interest income on reserves). The reserve contribution increase will be discussed at the October board meeting.

Draft 2009 Budget: The Board reviewed and discussed the first draft of the budget for next year.

Resident Well Check: Residents have received a memo to the Pierre Staff regarding protocol for checking on residents. "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 building staff should call 911 to physically check on a resident in his or her unit.

Dog in Front Elevator: Ms. Ecklund has provided a doctor's note for using the front elevators for her dog.

Repair to Patios on Third Floor: The Board discussed the drainage requirements and floor repairs needed for these patios. Titus and Dan will follow up and report back to the board.

Gas Prices: Randy Mehrberg advised that future gas costs may be lower than anticipated in the Treasurer's Report. The Treasurer will adjust accordingly.

V. Building Engineer's Report

Recharged all fire extinguishers and labeled them for 2008 by the Fire Dept.

Investigated 5DN leak

DN tier water shut off

Sears technician scheduled to make Refrigerator repair in 5DN

Plaster, sand, plaster again, primer after leaks in units 3BS, 3FN, 5CS from AC, galvanized pipe leak and hot/cold washer water shut off leak

AC check up, chiller condensers/compressors R-22 recharge. Water refill the AC expansion valve.

11th floor 5” drain pipe replacement. (Polo plumbing)
Building brick and limestone inspection
Entire 3rd floor and 4th floor plus 2 more units window measurements.
Repaired outside canopy until the major repair is going to be done next year.
11th floor hallway ceiling repair after storm leak.
Power wash the garage.
Power wash the garage ramp..
Chicago Water Department main domestic and fire pump inspection, Polo plumbing on stand by.
SQF for 1 bedroom unit and 2 bedroom unit and their CFM of the kitchen and bathrooms vents reports.
AC service and repair in units 12ES and 5FN
2 units replaced cylinders and keys for their main doors / Security shop
Scheduled the canopy removal for the roof deck at the end of October.
Swimming pool to be closed soon, very soon! ☹️
Tools 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 12th floor
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
Daily Rooftop work: clean pool, clean the barbeque grills and the water fountain, clean and refresh the baby pool water, clean tables, power wash deck, vacuum pool and clean the side walls of the pool, refill pool when necessary, check the level of the chlorine and Ph twice a day, check pool temperature; clean garbage cans (new plastic bags), clean and re-arrange deck furniture, clean 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.

REMARKS

Day by day and month by month I see in our team having a more professional attitude and it is so because of our owner's high expectations and high building profile. I want to say THANK YOU to all owners and to the renting families who care and love this place.

MAINTENANCE TIPS:

Glass – There are two ways to dispose of glass. Either put it in the recycling bin in the garage or leave glass in the chute rooms. The maintenance team will pick them up. DO NOT DROP GLASS BOTTLES DOWN THE GARBAGE CHUTE. Dropping heavy objects in the chutes will destroy the chute walls, the garbage cans, and make a huge, terrible noise.

Do not drop the spoiled food and pet's litter in the chute. Just imagine what happens to the bags if you drop them from the 12th floor all the way to the second floor. I suggest that you double or triple bag and leave them in the chute rooms. Our maintenance team will pick them up ASAP. Just make sure you dispose them BEFORE 1:00 pm. Thank you very, very much!

*Building Engineer
Dumitru Titus Ghica*

VI. Committee Reports

Windows Committee: Chairperson Jill Pack submitted the following report:

Activity over the past month has primarily focused on negotiating the final details of the contract terms. All terms are agreed to and the final version of the contract is being prepared by the lawyers for signatures.

Awaiting references from the two unit preparation contractors - Tamas says he faxed his to Dan Chalifoux. Upon receipt the committee will contact the references for feedback.

K&H advises they are reviewing the latest version of the shop drawings received from IFD last Friday, 9/19. The mock up windows will not be ordered until the drawings are approved by K&H. It appears it will be the end of October/early November before the mock up windows will be installed and tested. At that point it is estimated to be 8-10 weeks (for fabrication time) until the overall installation project would begin.

The Board discussed the issue of requiring a reveal at the bottom of all units' doors to the hallways. The engineering firm of Lieberman Engineering will be providing a letter stating that this reveal is required as part of the window replacement project.

VII. Old Business

Board Size Reduction: Bob Doak is continuing to work on this issue with the Association's attorney David Sugar. The Board discussed a reduction in size to either five or seven directors, from the present requirement of nine directors. Any change in the board numbers requires a change to the Declaration of Condominium Ownership, which requires a 2/3 vote of unit owners. The Board's attorney David Sugar is drafting the required documents for this vote.

MDU and Direct TV: The issue of billing for the number of televisions per unit was discussed. The board discussed the fact that all units are not getting the full HD service. Dan Chalifoux advised that AT&T has a new system, recently installed in the building across the street. The board has directed Dan to investigate other options for the Pierre.

Homeowners Property Insurance: The issue of requiring owners to have homeowners insurance was discussed. Dan Chalifoux will follow up with this.

VIII. New Business

Bob Standing of Unit 3FN seeks reimbursement for damage to his unit when the unit's AC condensate drain broke and leaked onto the floor. No decision was made during the meeting.

Request to Allow an Oversize Dog: A Unit Owner has requested that the rule regarding dog weight be waived due to the serious medical condition of the owner's child and the child's emotional attachment to the dog. The owner provided a letter from the child's doctor. The dog weighs 43 pounds (8 pounds over the maximum weight) and the dog's veterinarian has advised the owner that the dog is fully grown. Gera-Lind Koralik made a motion to waive the rule and allow the owners of Unit 10BS to keep the dog for the foregoing reasons. Mary Gootjes seconded the motion. Six directors voted in favor of the motion and Jill Pack voted against the motion. The motion passed. The owners will be asked to take extra care whenever the dog is required to be on the front elevators.

Unit 5EN is vacant after the death of the owner. The condition of the unit is of concern. Dan Chalifoux will contact the estate to determine how the unit will be disposed of.

IX. Unit Owner Comments

None.

X. Adjournment

A motion was made by Jill Pack and seconded by Mary Gootjes to adjourn the meeting at 10:30 p.m. Approved unanimously. The board went into closed session.

Respectfully submitted by, Mary Gootjes - 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> or <http://2100lincolnparkwest.com>