



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

## MINUTES OF September 26, 2007 BOARD OF DIRECTORS MEETING

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

The Board of Directors meeting was called to order at 7:31 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 Jose Gomez. Dan Chalifoux from Wolin-Levin and Building Engineer Titus Ghica were present.

### **II. Unit Owner Comments**

Brian McManus presented an appeal regarding the board's decision to disallow the phone lines to be re-routed on behalf of his daughter Alie McManus (9CS).

A comment was made about carpets in the elevator not being clean. A request was made for a step stool in the mailroom. A comment was made about the hallways and common areas being too cold.

### **III. Approval of Minutes**

*The minutes of the August 22, 2007 Board meeting were approved as submitted after a motion by Stu Baker, seconded by Janet Fisher. Approved unanimously.*

### **IV. Treasurer's Report**

At 8/31/07, The Pierre Condominium Association had cash balances totaling \$2,553,593, invested in bank money market accounts and bank C/D's earning slightly under 5% annualized interest on average. Current money market rates have moved down to the 4.5% range from 5% a month ago.

The current forecast for 2007 anticipates operating income of \$68,835, \$61,470 less than the budget of \$130,305. The primary reason for the decrease is \$40,000 of estimated income tax for 2007 on interest income which was not budgeted.

Interest income is currently forecast at \$140,000, or \$25,000 better than budget. This is offset by revenue shortfalls in garage income (\$15,000) and association apartment rental income (\$10,000). The association apartment has recently been leased. Cash received from the garage is down due to the vacation pay funding change required by the union contract at 12/31/06.

Maintenance payroll is currently expected to be about \$20,000 over budget due to the time required for oversight of the activity created by the façade project and other construction activity in the building and the many projects that the maintenance staff have been accomplishing this year. Supplies costs are also expected to be over budget by \$10,000 due to these projects as well. Gas costs are expected to be \$15,000 less than budget due to lower rates and less usage than budgeted.

Respectfully submitted,  
Robert Doak,  
Pierre Treasurer

## **V. Management Company Report**

Dan Chalifoux provided figures on laundry collection; the façade ordinance critical exam was completed as part of the lentil project saving the association \$20,000 on required scaffolding; status of garage vending machines which are not under contract; the status of the hallway HVAC Engineering proposal, EMCOR and American Engineering will provide us with ballpark figures in time for inclusion in the 2008 budget. There were updates on unit renovations and other unit owner issues. There were some sample signs presented along with pricing.

12CS request that the association share in the expense for installing required insulation the board directed management to say no.

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

August 22<sup>nd</sup> to September 26<sup>th</sup>

- All Fire Extinguishers updated to August 2007
- Sondra Bailey patio re-done by B&A at 3BN
- Finished the 11th floor ceiling (patch, sand, paint)
- Finished the 11FN upstairs ceiling repair (patch, sand, paint)
- Finished the 12BN ceiling repair (patch, sand, paint)
- Cleaned the garage, power washed
- Delivered the 2 new NG grills, assembled and installed them
- Finished the Game Room new controlled system (done by Shown Monroe)
- Installed new tiles in trash chute room, second floor.
- Washed the carpet on the 2nd floor all the way down to the Lobby
- Manually extracted the keys for owners due to the Key box malfunction
- Cleaned the lint catcher in the garage from the laundry room
- Waxed the 12th floor vinyl tiles and buffed
- Polyurethane caulking the east and south side of the building and sidewalk
- Noble Air evaluation of the positive and negative air in the building.
- Cleaned the back stairs going to the garage
- Changed the motor and belts from the roof vents
- Cleaned all Residential grocery carts
- Every day Service Request
- Water the front plants daily
- Daily removal the garbage from all floors
- Vacuuming the floors every other day
- 2 new plants added to the beauty of the front building
- Every day check and clean: game room, exercise room, garage restroom, 2 floor restrooms, 12 floor restrooms, Lobby, 12th floor hallway (vinyl floor)
- Every day check the functionality of the Swimming pool: PH (7.2), Chlorine (2.4), Temp: 80 F, Vacuum the swimming pool, clean the grills, wash the floor, remove the garbage, remove the spiders and the webs, clean the lights, refresh water for baby pool.
- Check every day: Chiller room High pressure: 350 PSI and Low Pressure: 65 PSI, chilling water 45 F and return water 50 F, Water cooler 78 F and return water cooler 82 F
- Every day check the water pump pressure 60 PSI
- Check the boiler functionality 160F to 180F first boiler and 180F to 200F second boiler, check the hot water pump 130F and water return 100F

### Future Projects

- New tiles to be bought and installed for the second trash chute by loading dock
- Polyurethane caulking around the building
- Garage ceiling gap (brick) fill up soon

- If possible, try to investigate what can be done to install a power generator for the building
- New valet cart (see the document in board packet)
- New plastic bags stationery for dogs (*see the document in board packet*)
- A new marking machine for the garage (*see the document in board packet*)
- A cigarette butts tray in front of the building (*see the document in board packet*)

**REMARKS**

Everybody is doing an outstanding job. The team is responsive and treats small or big issues with high professionalism. I want to thank them, management and association for continuum support.

-Titus

**VII. Committee Reports**

Lobby Committee – The table and chairs are sold. We still have a sofa and rug.

Security – there was discussion with the board regarding owners who have not provided keys to the lock box. There are also owners with Double Locks.

Windows Committee Report – there was discussion of the Bidding and Contract documents presented by Klein and Hoffman. They recommended the board discuss how the pricing will be apportioned to unit owners. They also asked the board to submit questions for submission to K&H based on the bid document. Cori ?? presented renderings of the building with different window styles. This will be done in addition to the approved renderings for K&H. They also discussed the survey that will be sent to owners.

**VIII. Old Business**

There was no old business.

**IX. New Business**

Marc Feliciano has resigned from the board. The board has decided to keep the position vacant.

**X. Adjournment**

The meeting was adjourned at 10:36 p.m. and the board convened into executive session.

Respectfully submitted by, Stu Baker - Secretary

**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>