



APPROVED MINUTES

THE PIERRE CONDOMINIUM ASSOCIATION JANUARY 2002 SPECIAL ASSESSMENT UNIT OWNERS MEETING MINUTES

Pursuant to notice duly given, a Unit Owners Meeting for the January 2002 Special Assessment of the Pierre Condominium Association was held on October 24, 2001 at 7:30 p.m. in the hospitality room.

Attendance was recorded as follows. Directors: Wayne Lau, Bill Waterston, Stu Baker, Denise Antonucci, Bob Doak, Adam Landsman.

I CALL TO ORDER:

The January 2002 Special Assessment Unit Owners Meeting of October 24, 2001, was called to order at 7:38 p.m., by Board Vice President Stu Baker. A quorum was noted.

II TREASURER'S REPORT:

a) Proposed January 2002 Special Assessment

The Association's Treasurer Bob Doak explained that the proposed Special Assessment letter and the listing with the allocated assessment amounts for each unit were distributed to unit owners last month, and the purpose of the meeting was to review, discuss and answer unit owner questions.

He continued by stating the proposed special assessment of \$725,000, necessary for completion of the garage renovation repairs, elevator modernization project, and the facade inspections and repairs is due January 1, 2002. Unit Owners may pay their special assessment in full as of January 1, 2002, or choose to pay in monthly installments over a four year period which includes an 8% interest factor.

Harris Bank/Roselle will be at The Pierre on Tuesday October 30th, and on Thursday November 1st, to provide information and accept applications for 1st mortgages and equity loans.

The proposed January 2002 Special Assessment will be considered for approval at the Board of Directors meeting to be held immediately following the conclusion of this Unit Owners Meeting.

A letter explaining details of the Special Assessment and payment methods will be distributed to unit owners in the next two days.

(Pierre Condominium Association \$725,000 Special Assessment January 1, 2002 is attached as part of these minutes.)

III OWNERS COMMENTS/QUESTIONS:

Attending unit owners participated in Q/A discussions. Mr. Doak responded to questions, stating the balance of the Special Assessment if financed is due in full upon the sale of a unit, and if a unit owner was interested in paying off the balance of their loan early, it can be arranged.

He indicated that the payments should be made payable to the Association and that it may be wise to separate the special assessment payment from other payments and that there will be the standard late fee charged if the monthly payment has not been received by the 15th of the month. Any owner with financing questions should attend one of the evening sessions held by Harris Bank. Wolin-Levin will be sending a form addressing your choice for payment methods for the special assessment.

IV ADJOURNMENT:

With no further questions, the January 2002 Special Assessment Unit Owners Meeting adjourned at 7:45 p.m.

Respectfully Submitted,

Wayne Lau, Secretary
The Pierre Condominium Association

October 25, 2001

PIERRE CONDOMINIUM ASSOCIATION
\$725,000 SPECIAL ASSESSMENT
JANUARY 1, 2002

At a meeting on October 24, 2001, the Board of Directors of The Pierre Condominium Association approved a special assessment of \$725,000 to be paid by unit owners on January 1, 2002. As you know from previous communications, this special assessment is necessary to complete the garage repairs, elevator modernization, and façade inspection and repairs. In addition to the special assessment, an additional \$450,000 needed for these repairs will come from increased garage income when the garage reopens. The association will be borrowing a portion of the funds for these repairs and will repay the loan as money is collected from the special assessment and garage income.

Unit owners may choose to pay the full special assessment balance due for their unit on January 1, 2002 or they may choose a four year monthly payment option which will include an 8% interest factor. If after initially choosing the monthly payment option, an owner subsequently decides they would like to pay off the balance of their obligation, they will be allowed to do so. Interest will be due only through the month of payoff.

Prior to January, management will provide a form for you to indicate which payment option you will be choosing and whether you want your payment to be taken from your checking account by automatic debit.

It is essential that payments for the full special assessment due on January 1, 2002 be made on a timely basis. The normal grace period will apply; payments made through the 15th of the month will be considered current. However, for January, 2002, if a payment is not received by January 15, management will assume that the owner has chosen the monthly payment option and interest on the full amount of the special assessment will be assessed for the month of January. All late payments will also incur the normal late payment fee of \$25 per month.

The bank providing the project lending to the association, Harris Bank, will have representatives in our building on October 30 and November 1 from 5:30 P.M. – 7:30 P.M. to allow unit owners to ask questions or to process the paper work of applying for a home equity loan or refinancing of a first mortgage as easily as possible, if you should so desire. You, of course, may want to obtain any needed lending from the bank you regularly deal with. An advantage of using a home equity loan or mortgage refinancing would be to obtain a lower interest rate and use a repayment term longer than the four years used in the association's monthly payment plan.

As you know, the interest on home equity loans and mortgages is deductible for income tax purposes (if you itemize deductions), whereas the interest factor in a monthly payment to the association of the special assessment would not be tax deductible.

The attached schedules contain the amount of the special assessment that applies to your unit, both full assessment amount and monthly amount due over four years. Please feel free to contact me with any questions at my Email address bobdoak@21stcentury.net or leave a note with the doorman. I will try to respond as quickly as possible.

Bob Doak, Treasurer