



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

## MINUTES OF October 24, 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, Jose Gomez, Mary Gootjes, Randy Mehrberg and Ric Slocum. Amy Dickinson was absent. Dan Chalifoux from Wolin-Levin was present.

### **II. Welcome to returning Board member**

The board welcomed back Mary Gootjes who agreed at the request of the Board to fill the vacancy left by Marc Feliciano's resignation.

### **III. Unit Owner Comments**

Gail Ruden 8FN commented that it was too hot in her unit 8FN.

### **IV. Approval of Minutes**

*A motion was made by Bob Doak and seconded by Ric Slocum to approve the minutes of the September 26<sup>th</sup>, 2007 Board meeting as submitted. Approved unanimously.*

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

At 9/30/07, The Pierre Condominium Association had cash balances totaling \$2,551,303, invested in bank money market accounts and bank C/D's earning between 4.3% and 5% annualized interest on average. Current money market rates have moved down to the 4.3% range from over 5% 50 days ago.

The current forecast for 2007 anticipates operating income of \$81,725, \$48,580 less than the budget of \$130,305, but an improvement of \$12,890 from last month. The primary reason for the decrease from budget is \$40,000 of estimated income tax for 2007 on interest income which was not budgeted. The improvement from the last forecast is primarily an increase of \$7,000 of anticipated garage income.

Interest income is currently forecast at \$142,000, or \$27,000 better than budget. This is offset by revenue shortfalls in garage income (\$8,000) 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 \$16,000 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 \$20,000 less than budget due to lower rates and less usage than budgeted.

Respectfully submitted,  
Robert Doak,  
Pierre Treasurer

## **VI. Management Company Report**

Dan Chalifoux reported that laundry collections are in line with expectations. Garage vending machines were put in place by Standard Parking and are primarily used by the Garage attendants. Dan reported on the Hallway HVAC make up air report, only about 60% of the air is making it to the hallways. The Life Safety report for the building was reviewed most of the work does not need to be done until 2012. Dan suggested budgeting the work in the 2009 budget. We are looking for another signage company to re-sign the building (approximately 20 signs).

*A motion was made by Ric Slocum to approve \$4,500 payment to Emcor Services for the initial work to improve the HVAC airflow system (repairing the damaged dampers and clean the dampers, replace fan belts and louvers). Motion seconded by Bob Doak. The motion was approved unanimously.*

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

September 26th to October 24th , 2007

- Nobil Air did a technical testing for the air supply to the building corridors
- Clean, patch and paint the archives room (lots of work)
- Reconditioned 400 blueprints, and there are more to be fixed. (it took hours and hours of work in my spare time to do this)
- New vinyl tiles in the blue print room.
- New blue print room rack installed
- Finished the 8AS unit (patch, primer, paint)
- CINTAS uniform company paid the first visit to The Pierre
- Titan started to "repair" the key box, intercom, etc. ( I didn't see them since the last visit, 14 days ago)
- New electrical box, and dedicated circuit breaker for Security Key Box installed in the Receiving room
- Turned the baseboard heat ON
- The swimming pool is closed! (removed furniture, one grill, drained the water)
- The deck is still OPEN, while one grill is still going to be there for a while ( one more grill is going to be removed as soon the first snow flakes are to be observed)
- Power washed the garage
- Washed the sidewalk 3 or 4 times a week (weather permitting)
- Leafs pick up daily
- GRAND clean-up in the Boiler Room
- Shaun from Monroe Heating did the maintenance to the boiler in preparation for winter, they still have to pay a second visit to fix the Main disconnect fuse contactor.
- Outlet repair in the Exercise room
- Major water leak in unit 11CS ( luckily no damage in the below units) We had no keys to enter and check the unit below, 10CS.
- Light repair in the valet office.
- Lights checked and changed in and out of the building
- New step-up stool is in for mail room
- The coil heater is going to be ON on October 24th 2007, while the A/C is going to be OFF for 4 to 5 month.
- A Professional Carpet cleaning technician looked at our carpet for a estimate cleaning price.
- Trash chute door fixed

### **NEW PROJECTS**

- 3EN vaulted storm drain cover is obsolete.
- A new air louver window to be installed in the lower garage on Thursday, Oct 25th.
- The grease pit to be cleaned in next days, cleaning of the lower draining pipes due to the low temps which can cause hardening of the oily deposits.
- B&A to finish the front lime stone replacement and back alley rails.
- The second trash chute room to be fixed

### **REMARKS**

HAPPY BIRTHDAY ALI!!!!!!

We are here to serve anyone in this building and to make everyone's life as comfortable as possible. If we reached our goal it is because of owner's understanding and the responsive team professionalism. I like to work with my team because we try to correct our deficiencies in a constructive way and make the life at "The Pierre" a

dream for everyone. Thousands THANKS to the owners, maintenance team, the doormen, the association board and Dan Chalifoux  
-Titus

### **VIII. Committee Reports**

Security – there was discussion amongst the board regarding owners who have not provided keys to the lock box. Issues relating to insurance, liability and interpretation of the rules were discussed. Residents are not legally required to give the key to the keybox, however the board would like to have all residents provide proof of insurance to the management company. The board asked management to provide some rules from another Condominium Associations regarding mandatory proof of insurance by residents.

Windows Committee Report – Ric Slocum reported that we are still waiting for K&H to return our bid document. The Windows committee will meet in the next week. The survey is ready to go out soon. Some of the renderings are done and they will be ready to be put on easels next week. Some project manager candidates have approached us, but the board would like estimates on the work before taking this under further consideration.

### **IX. Old Business**

There was discussion about a Third floor unit where the resident in the unit was not on the lease. Management was asked to inquire as to the nature of the occupancy by this new resident.

### **X. New Business**

There was discussion about this year's Halloween Party. No residents have volunteered to organize the party. Denise volunteered to put up a sign to solicit residents to organize the event.

The 2008 Budget was presented by Bob Doak and Dan. The budget will be revised and initial approval will occur in November and sent to owners for final approval in December.

### **XI. Adjournment**

The meeting was adjourned at 10:15 p.m. and the board convened into executive session.

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:**

[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>