



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

## MINUTES OF October 28, 2009 BOARD OF DIRECTORS MEETING

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

The meeting was called to order by the President at 6:33p. m. A quorum was noted. Present were Gera—Lind Kolarik; T. M. O'Brien; and April Koestner and Jill Pack; Barbara Sherman arrived near end of meeting.

Dan Chalifoux from Wolin-Levin was present

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

Approval of the September 30, 2009 Meeting Minutes: : TMO'Brien moved to approve the August minutes; the motion was seconded; and motion approved unanimously. September Minutes: approval deferred to November meeting.

**III Treasurers Report:** April submitted written report; and budget; no assessment change is recommended; \$75,000.00 budgeted for Alley/West Façade Renovation; Life Safety Code renovations discussed and decided to defer budgeting of costs of Life Care Code compliance to next year's budget. Jill Moved to approve Budget, seconded by Barbara Sherman; approved unanimously

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

Dan discussed binocular exam by WJE and conclusions. Dan will get additional bids based on report's suggested west wall renovations.

Titan Quote; TMO'Brien will get another quote from a qualified Electrical Contractor.

Dan again presented information regarding law firms which specialize in real estate tax appeals and attempted reductions of taxes; TM O'Brien made motion to retain O'Keefe firm; was seconded by April Koestner and Board voted to retain O'Keefe Lyons & Hynes as tax management attorneys;

Dan reported re Sal criminal case: Continuance was requested; discovery in progress; Sal is charged w/ misdemeanor; Hearing is December 7, 2009.

No report available re Sal's Worker Compensation case.

### **V. . Building Engineer Report**

*(October 2009)*

- AT&T phone line installation 2<sup>nd</sup> floor, conference room (773) 871-9593
- Water shut off EN tier
- Garage valet office upgrade:
  - Removed office furniture
  - removed old linoleum tiles
  - prepared the floor installed the new tiles
  - installed back the baseboard

- patched, primed and painted
- Turned on the baseboard heating system
- Turned off the A/C chilling system
- Waxed the South and the North chute room floors
- New mirror installed in the doormen lunchroom
- 5DN shelf repair
- Water shut off entire building for EN/FN water line shut off valve installation (never had one! ☹ )
- Many units water pressure and faucet/aerator clean-up.
- 7AN water problem due to blockage in the 3" drain pipe.  
To solve this problem we hired Polo plumbing and installed a clean plate access panel inside the unit.
- 12CS drain (grease trap) was removed from the kitchen.
- 3BS blower motor replaced (warranty) and the new thermostat
- 7DS drain clean up (food & grease blockage)
- 11DN toilet installation
- 4AN leak investigation. The old A/C leak deteriorated the wooden floor. Closet door adjusted to close and open.
- Game room toy closet door repair.
- Valet office file cabinet repair / new lock.
- Exterior building inspection done by Norbert Krogstad (WJE)
- Otis elevator monthly service.
- 11<sup>th</sup> floor crawling space runner installation.
- Roof vent motor replaced: EN tier (motor in warranty)
- AT&T U verse survey sent to all units
- 10 DS new dimmer switches installed ( owner not satisfied! ☹ ) Making the building engineer report.
- Cleaned the emergency stairs every month.
- Cleaned once a week the elevator doors and tracks.
- Lights checked and changed in and out of the building every Monday
- Check the boilers operation and the chiller 4 modules operation.
- Check the domestic hot/cold water supply (pump room)
- Checked and serviced weekly the garage doors
- Garbage removal twice a day, chute room clean-up, container wash.
- Respond to various tasks raised by the owners in different circumstances. (leaks, flood, lights operation, noise, smell, windows, etc)
- Check the level of the carbon monoxide in the garage.

## V. Committee Reports

Windows Jill reported K & H: approved shop drawings are at Champion for installation of mock up windows; window counts from Illinois Sash are in; Jill circulated earlier letter from David Suger re: windows project notice and costs; letter must be modified; discussion of interest rate Pierre will offer for Owners who want financing from Pierre for their windows;

Exercise Room: No report

Security: No report.

Rules Committee: Next meeting: Next Tuesday pm; plan: start reading rules and make notes re suggested changes in each rule.

Cable & Internet: Bob Doak reported that committee mMet w/ Uverse people; discussed timing; AT & T needs one small space for an equipment cage. It might take up to 6 months for UVerse installation; 120 days getting their equipment fed to building plus then install in building. System feeds thru phone lines into Owner units then to cable or TV site.

Clean Air: TMO'Brien mentioned odors, fumes from present cleaning fluids and agents; Dan will speak with staff about "green" cleaning materials.

## **VI Old Business**

Williams Stoker will quote on electronic boiler controls to improve efficiency of the Boilers; and on Danfoss valve installation to allow each Unit to regular hot water heat during Winter months

Next Board Meeting suggested to be November 18, instead of November 25.

Oversized vehicles in Pierre Garage: Titus' measurements of vehicles and clearances was discussed

TMO'Brien proposed following Motion:: "That Standard Parking be directed to exclude from the Pierre Garage, for safety reasons, any Chevrolet 3500 Cargo Van and all vehicles of substantially similar dimensions or larger"; motion seconded by Gera—Lind Kolarik; the vote was O'Brien, Kolarik and Koestner yes; Pack no; and the motion carried. April will notify Standard Parking.

## **VII. New Business**

April discussed amending rule regarding Pierre staff doing repair/maintenance in Owner units.

Dan presented Bank Analysis for Board's review.

## **VIII. Unit Owner Comments**

### **IX.**

Gera Lind raised questions about laundry machine operations.

Owners complained about operation of laundry machines.

Dan will supply Laundry contract to board

Owner questions AT & T Uverse installation

An Owner reported water infiltration thru exterior wall and possible tuckpointing or stone pointing defects. Dan will contact Wiss Janney re the indicated wall situation.

Owner reported stairway problems.

**X. Adjournment:** The Board concluded the Closed Session; no motions were made in regard to any matter discussed in closed session; Motion made by TMO'Brien to Adjourn; was seconded by April Koestner; motion passed and meeting was adjourned at approximately 9:30 p. m.

Respectfully submitted by Timothy M. O'Brien- 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>