



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

MINUTES OF October 29, 2008 BOARD OF DIRECTORS MEETING

I. Call to Order

The Board of Directors meeting was called to order at 7:40 p.m. A quorum was noted. The directors in attendance were: Bob Doak, Mary Gootjes, Jill Pack, Jose Gomez (left at 9 pm), Gera-Lind Kolarik, and Ric Slocum (by telephone), Randy Mehrberg (by telephone). Dan Chalifoux from Wolin-Levin was not present. Building Engineer Titus Ghica was present.

II. Approval of Minutes

A motion was made by Mary Gootjes and seconded by Jose Gomez to approve the minutes of the September 24, 2008 Board meeting. Approved unanimously.

III. Treasurer's Report

THE PIERRE CONDOMINIUM ASSOCIATION TREASURER'S REPORT BOARD MEETING 10/29/08

At 9/30/08, The Pierre Condominium Association had cash balances totaling \$2,094,713, 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 August was \$1.21 compared to a budgeted rate of \$.79 which was also the actual rate in January. Rates are expected to moderate through the end of the year to around the \$.90 level. The current forecast assumes a possible over budget of about \$18,000 for the year. The total expense forecast for the year is \$19,000 over budget which means that all expenses other than gas are expected to be \$1,000 over budget.

Garage revenue is expected to be under budget for the year by \$8,000 as explained last month.

Interest income is no longer reported with operating income to be consistent with the reserve study presentation of showing interest income as a direct credit to capital reserves. The forecast of interest was increased from last month by \$2,000, but is still expected to be below budget by \$4,000.

Overall, I'm forecasting full year operating income of about \$24,600; \$20,400 below budget but \$6,600 better than last month's forecast.

Respectfully submitted,
Robert Doak, Pierre Treasurer

IV. Management Company Report

The Board reviewed the written management report dated October 22, 2008.

Draft 2009 Budget: The Board reviewed and discussed the second draft of the budget (dated 10/29/08). The current draft budget has a proposed assessment increase of 5.5%. *Ric Slocum moved to approve this draft budget for distribution to the owners. Jill Pack seconded the motion. The motion passed unanimously.*

Window Project Airflow Issue: The Board discussed the letter from Lieberman & Assoc. dated October 7, 2008 regarding undercutting the doors on the units. The engineer has suggested that new automatic dampers be installed in the kitchen and bathroom of every unit. *Ric Slocum moved to add \$80,000 to the capital expenditures for upgrading the kitchen and toilet exhaust fans. Mary Gootjes seconded the motion and the motion was approved unanimously.*

The Board is asking that Dan Chalifoux solicit bids to protest the property taxes.

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

Decks on Units 3AS 3FN and 3EN: We have an estimate for under \$2500 to replace membranes on these three decks. A unit owner suggested that we have an engineer to evaluate the decks to determine if the drainage is sufficient before the membranes are replaced. The issue of whether the association or the unit owner must pay for the repair was discussed and not resolved.

OCTOBER REPORT:

- Roof flashing done after tornado like storm
- AC biocide treatment finished
- New shut off valves, bleeders, water feeders, for hot water return. The shut off was for entire building between 10:00am and 05:00pm
- Baseboard heat was turned ON
- New signage installed (the evacuation plans)
- Installed new Emergency lights (3rd floor, 4th floor, 12th floor)
- Garbage/chute rooms new motion detector switches installed
- New wooden corners installed in all chute/service elevator rooms
- Many trips to Home Depot
- Lobby floor grout clean (one week)
- Service Elevator double doors paint
- Service elevator black frame paint
- Made a 2in x 6in cut in the fence that separates the 3FN and 3EN patios.
- Installed the new elevator signage (cart 1, cart 2, cart 3.)
- Paint chutes/service elevator rooms.

Stripped and resealed the Chute/service elevator rooms floors

Loading dock repaired concrete:

Remove the old broken concrete/asphalt, Pour new concrete, Leveled the area with a soft engineered asphalt, Applied a coat/sealer special designed for outdoor, asphalt repair.

Swimming pool is closed! Sorry! ☹

Signage installation for emergency stairs exits

Storage Inventory, updated the lists.

Roof deck awning removal.

3rd floor patios inspection for repair.

Racquetball room floor repair (sand, vacuum, sealant)

Basketball room repair (sand, vacuum, sealant)

Valet office paint, floor repair(patch, sand, vacuum, paint, sealant)

7FN plumbing repair. (well, I made somebody upset!)

West Garage door 2 springs replacement

Landscape controversial regarding removing the far south planter. Waiting for board/manager response.

Turned OFF the AC.

Coil heating to be ON on Monday, Oct. 27th, 2008

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.

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 out of the building every Monday

DAILY: clean swimming pool (until it was closed), Clean the barbeque grills, Clean the water fountain, Clean and refresh the baby pool water, Clean the tables, Power wash the deck, Vacuum the swimming pool, Clean the side walls of the pool, Refill (if necessary) the pool, Check the water temperature, chlorine level and PH twice a day, Clean the garbage cans (new plastic bags), Clean and re-arrange the deck furniture, Clean the east glass panels.

NEW PROJECTS

B&A to finish the front lime stone replacement and back alley rails.

REMARKS

Now that the hot season is over we have more inside projects to focus on. I understand the frustration of some owners about heat/cold in their units. Well, it'll never be a 100% satisfactory feedback either in Spring or Fall season. Some people want hotter environment, others prefer the colder one. But I promise you that I'll try to keep a decent balance between them. It is not easy! Every year is the same. My maintenance team is doing a fantastic job, and I should say that Salko Topic is a really professional assistant. I have many tasks to attend and he is there, ready to respond, day and night, if necessary!

MAINTENANCE TIPS

This is a very, very serious problem: There are people in this building who throw their cooked food, unpacked, in the garbage chute. Just imagine the disastrous results of such an act. It causes a mess everywhere, not to mention the smell. I witnessed in the second floor how a fluid food was coming down the chute and I couldn't believe it. I went to every floor upstairs and found the same food spots on the floor in the 10th floor chute room. Please, please, wrap up with a double bag such food and BRING it down to the 2nd floor, by the loading dock. This applies to any loose garbage, diapers and rotten food or seafood.

Please keep in mind that our front sidewalk should be treated as our building vestibule. We try to keep it clean, to make everyone happy. Denise Antonucci is doing a fantastic job keeping the landscaping beautiful. For that reason I'd like to ask the pet owners to keep their dogs away from peeing in front of the building or on the flower/bushes. Please keep them away from walking on the building landscape. We have a huge park just across the street and plenty of space there to make your dog happy as well. We appreciate your cooperation!!

*Building Engineer
Dumitru Titus Ghica*

VI. Committee Reports

Windows Committee: Chairperson Jill Pack submitted the following report:

Request was sent by Ric Slocum to David Sugar inquiring on the status of the final contract for signature, response pending.

References for Tamas Associates and City Building Group were provided by Dan Chalifoux. The committee is compiling all responses. To date none have been negative. We have inquired as to overall work product, any issues with security, damage, failing to report to work, how any issues were resolved.

The shop drawings for the 3 mock up windows have been approved (1 week ago). We have asked for an estimate of when the mock up windows will be ready for installation. I do not anticipate it being before the end of November.

Bob Doak and I have completed the cost basis by apartment. A draft letter has been prepared for distribution as soon as we have a better estimate for installing of mock ups.

The owner of 3FS has decided to replace the glass block opening with a hung window as part of this project. In order to do so, an exterior limestone sill will need to be fabricated and installed by a qualified mason. K&H suggests we use Bulley & Andrews as they are familiar with the building. According to K&H, it will take 1-2 weeks to fabricate and then need to be installed 2-3 days prior to the window installation so the sill can properly set. During that 2-3 days the opening would be boarded up. We need to decide whether the exterior sill is a common element or not - as it affects who is responsible for the payment.

We expect that the Windows Committee will need to meet with Paulette Demers and the selected unit prep company in the next 2-3 weeks in order to coordinate the installation of

the mock up windows. At that time we will also discuss future communications with unit owners regarding the installation and preparation process.

Unit 3FS: Dan Chalifoux is instructed to get a legal opinion regarding whether sill replacement is a unit owner expense or a common element building expense.

An owner raised the issue regarding the insurance for the window replacement project. Specifically, whether the contractor is providing sufficient insurance for general casualty and workmens compensation and if so, what are the limits of the coverage. The owner asked that the contractor provide the insurance contracts and certificates to verify that the insurance is in place.

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.

Unit 3FN: At the October meeting, Bob Standing of Unit 3FN sought reimbursement of \$3000 for water damage when the unit's AC condensate drain broke and leaked onto the floor. No decision was made during the October meeting. *Bob Doak made a motion to reimburse the owner \$1,500 for the water damages due to extenuating circumstances. Mary Gootjes seconded the motion. Motion passed unanimously.*

VIII. New Business

Halloween Party: *Mary Gootjes made a motion to spend \$150 for the Halloween party. Jill Pack seconded the motion. The motion passed unanimously.*

IX. Unit Owner Comments

An owner complained that it is difficult to understand the members who are attending the meeting by telephone.

An owner advised that the Wolin Levin's assessment statements have a conflict. It is not clear whether payment is due on the 10th or the 20th day of the month.

An owner noted that the Pierre's website has an advertisement for an attorney.

An owner inquired whether owners or tenants have reported intrusions or unauthorized entries into the units in 2008. Ric Slocum responded that there have been instances in 2008, either one or two incidences, when double locks were not used. There have been police reports filed. The owner wants to know if the insurance carrier has been put on notice.

IX. Adjournment

A motion was made by Jill Pack and seconded by Mary Gootjes to adjourn the meeting at 10 p.m. Approved unanimously.

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>

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