



APPROVED MINUTES

**THE PIERRE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES**

Pursuant to notice duly given, a Board of Directors Meeting of the Pierre Condominium Association was held on November 14, 2000 at 7:30 p.m. in the hospitality room.

Attendance was recorded as follows: Directors: Bill Waterston; Adam Landsman, Stu Baker, Wayne Lau, Gera-Lind Kolarik, Sam Black, Denise Antonucci, Bob Zabors (8:0 p.m.), Michele Cohen, Wolin-Levin; Recording Secretary, Debra Russo.

**I CALL TO ORDER:**

The Board of Directors meeting of November 14, 2000, was called to order at 7:30 p.m., by Board President Adam Landsman. A quorum was noted.

**II SECRETARY'S REPORT:**

**a) Minutes of October 10, 2000**

Mr. Lau reported that the Board had been given the opportunity to review the minutes of October 10, 2000 in advance of the meeting, and reviewed the proposed changes. Mr. Lau called for final comments or corrections to the suggested amendments for the minutes of October 10, 2000. Amendments were noted accordingly.

Upon motion duly made, Mr. Baker motioned to approve the minutes of October 10, 2000 as amended, seconded by Mr. Waterston, and unanimously carried, the following resolution was approved:

**RESOLVED** – That the Board of Directors of the Pierre Condominium Association, hereby, approve the minutes of October 10, 2000, as amended.

**III TREASURER'S REPORT:**

**a) Financial Statement**

The reserve balance as of October 31, 2000 was \$414,000, after transferring \$644 to the operating account to cover a negative balance.

**b) Annual Audit**

Mr. Zabors reported the financial statement for 1999 has been finalized; copies will be available to all unit owners in the office or from the doormen.

**c) Proposed 2001 Budget**

Mr. Zabors reported that, so far this year, the Association spent approximately \$318,000 in expenses related to the 2120 Construction Project. In addition, many operating expenses have increased or are expected to increase in the next year, such as, cable TV, natural gas, electricity, staff salaries, management fees, and insurance premiums. Expenses for property taxes and scavenger service are expected to decrease.

Mr. Zabors gave a thorough breakdown of this past year's expenditures, and other issues he presented had to do with assessment levels, reserve contributions, and planned major/capital projects.

Upon motion duly made by Mr. Zabors, seconded by Mr. Baker, and unanimously carried, the following resolution was approved:

**RESOLVED** – That the Board of Directors of the Pierre Condominium Association, hereby, approve the proposed 2001 budget for distribution to the unit owners.

Separate from the budget discussion, a suggestion was made to authorize installation of smoke detectors in the corridors, as a temporary measure, until a more extensive system can be evaluated.

Upon motion duly made, Ms. Kolarik motioned to install battery operated smoke alarms in the corridors, seconded by Mr. Landsman, and unanimously carried, the following resolution was approved:

**RESOLVED** – That the Board of Directors of the Pierre Condominium Association, hereby, approve the purchase of battery operated smoke detectors/alarms which are to be placed in the corridors with an Association expenditure in the amount of \$2,500.

#### **IV MANAGEMENT REPORT:**

##### **a) Excess Income Resolution**

Management suggested the Board approve the following resolution to authorize the transfer of excess operating funds to the reserve account at the end of the year.

Upon motion duly made, Mr. Lau to accept the IRC Section 118 Resolution, seconded by Ms. Kolarik, and unanimously carried, the following resolution was approved:

**RESOLVED** – That the Board of Directors of the Pierre Condominium Association, hereby, approve the following resolution.

##### **IRC SECTION 118 – EXCESS INCOME TRANSFERRED TO THE RESERVE ACCOUNT**

WHEREAS, The Pierre Condominium Association is a Chicago, Illinois corporation duly organized and existing under the laws of the State of Illinois; and

WHEREAS, the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of The Pierre Condominium Association;

RESOLVED, that any amounts collected by or paid to the Association in excess of operating expenses for the year ended December 2000, shall be set aside for future major repairs and replacements and allocated to capital components as provided by the guidelines established by IRC Section 118 and Revenue Rulings 75-370 and 75-371. Such amounts shall be deposited into insured interest-bearing accounts. Any amounts so added to replacement funds shall be allocated to the various components at the discretion of the Board of Directors.

This resolution is adopted and made a part of the minutes of the meeting of The Pierre Condominium Association.

##### **b) 2120 Construction Project**

Management provided an updated list of the unit owners participating in the joint representation agreement with Gessler, Hughes and Socol, Ltd. for the damage claims related to the 2120 Construction Project.

The Board reviewed specifications prepared by Wiss Janney Elstner for a temporary repair of the crack that runs along the exterior east and west facades of the building, so that it doesn't worsen with the onset of winter weather. WJ McGuire has provided a proposal to complete the work at a cost of \$1,250 per day.

Upon motion duly made by Mr. Landsman, seconded by Mr. Baker, and unanimously carried, the following resolution was approved:

**RESOLVED** – That the Board of Directors of the Pierre Condominium Association, hereby, approve the proposal from WJ McGuire to fill the cracks on the east and west facades of the building, as recommended by Wiss Janney Elstner, at a cost of \$1,250 per day.

##### **c) 2124 Construction Project**

Management reported that demolition is underway at 2124 LPW. Based on Mr. Waterston's suggestion, the Board agreed to ask Wiss Janney Elstner's opinion on relocating the monitoring equipment to the 10th and 11th floors.

#### **d) Garage Restoration**

The Board reviewed proposals from three engineering firms to complete a condition evaluation on the garage. After reviewing the proposed scope of services, Management recommended the Board approve the proposal from Eskenazi, Farrell & Fodor.

Upon motion duly made by Mr. Waterston, seconded by Ms. Kolarik, and unanimously carried, the following resolution was approved:

**RESOLVED** – That the Board of Directors of the Pierre Condominium Association, hereby, approve the proposal for structural engineering services from Eskenazi, Farrell & Fodor in connection with the proposed parking garage restoration project for a total maximum expenditure of \$14,000. (The charges for bidding, negotiations, field and lab testing are included in this quote.)

#### **e) Standpipe Extension**

Management reported that the attorneys appeared before the compliance hearing officer and obtained a final continuance. Once the necessary permits are obtained, the work will be scheduled to extend the standpipe to the roof.

#### **f) Chiller Maintenance Contract**

The Board reviewed the preventive maintenance program and contract submitted by Trane. Management recommended approval of the proposed chiller maintenance contract.

Upon motion duly made by Mr. Lau, seconded by Mr. Baker, and unanimously carried, the following resolution was approved:

**RESOLVED** – That the Board of Directors of the Pierre Condominium Association, hereby, approve the preventive maintenance contract with Trane for \$4,016.

#### **g) Scavenger**

Management recommended a change in scavenger companies from National Waste to Premier Waste and Recycling because they offer a comparable service at a lower cost. The Board posed no objection to the recommended change.

#### **h) Management Update**

- The Board reviewed miscellaneous letters, memos, and e-mails between owners and management that have occurred since the last meeting.
- Management reported that the doormen received their new uniforms
- Management received direction on how to respond to damage claims for units 6EN and 12CS.
- Furnace filters were replaced throughout the building
- The estate planning seminar was cancelled due to lack of interest.

#### **i) Blue Prints**

Management had the building's blueprints converted to computer disk to preserve them for future use at a cost of \$320, plus an additional \$35 for new prints.

### **V OLD BUSINESS:**

#### **a) Corridor Renovation**

The Board reviewed a revised bid from Darcy Bonner Associates. They proposed an all-encompassing fee of \$45,000 to renovate the corridors, covering conceptual design through construction.

Mr. Waterston estimated the proposed fee equates to 10-15% of the total cost of the renovation, which was said to be common for this type of work. The Board would prefer to price out the project in phases. Mr. Bonner will be asked to provide a fixed quote based on three levels of finish with a separate cost for design.

#### **b) Damage Claim Update**

The Board reviewed a draft letter prepared by the Association's attorney to update owners on the status of damages caused by the 2120 Construction Project. The letter was approved for distribution to all unit owners.

**VI NEW BUSINESS:**

**a) Sales/Leases**

Management asked the Board to ratify approval on the sales of unit 3CN and 11EN.

Upon motion duly made by Mr. Landsman, seconded by Mr. Black, and unanimously carried, the following resolution was approved:

**RESOLVED** – That the Board of Directors of the Pierre Condominium Association, hereby, approve the sale of unit 3CN and 11ES and waive the right of first refusal.

**b) Board Meeting Date**

The next Board of Directors meeting will be Tuesday, December 12, 2000.

**VII OWNERS COMMENTS/QUESTIONS:**

**a) Storage Room/Light Fixtures**

Management was asked to investigate unfinished wiring in the storage locker room that is for the installation of new light fixtures.

**b) Garage/Retrieval Delays**

Because several owners have reported delays in retrieving their cars from the garage, the Board asked Management to remind tenants to schedule their pick-up times in the book or to call the attendant before they need their cars.

Unit owners are reminded to request their cars in the A.M./P.M. books, or to call at least 1/2 hour ahead to request cars, as opposed to expecting the hikers to retrieve cars immediately upon a verbal request. *(The Board reviewed the rules and made it clear that the hikers are to assign their priorities to those vehicles requested in the A.M. or P.M. books first, then retrieve vehicles from phone requests, then retrieve vehicles from verbal requests placed in the garage. Unit owners requesting vehicles by a verbal request may have to wait longer than anticipated for their cars.)*

**c) Compliments to Management**

The doormen wished to extend their compliments to Michelle Cohen and Wolin-Levin, Inc. as they are pleased with the service being provided.

**VIII RECESS/CLOSED SESSION/ADJOURNMENT:**

With no further business to come before the regular Board meeting and upon motion duly made, seconded, and unanimously carried, the meeting recessed into a closed session at 10:50 p.m.

The purpose of the closed session was to review building personnel and to determine annual bonuses.

The closed session of the open meeting concluded and reconvened into open session at 10:55 p.m.

Upon motion duly made, seconded, and unanimously carried, the meeting adjourned at 10:55 p.m.

Respectfully Submitted,



Wayne Lau, Secretary  
The Pierre Condominium Association

Debra Russo, Recording Secretary