



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

## MINUTES OF November 18, 2009 BOARD OF DIRECTORS MEETING

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

The meeting was called to order at 6:43p. m. A quorum was noted. Present were Jill Pack; Barbara Sherman T. M. O'Brien; .

Dan Chalifoux from Wolin-Levin was present

Discussion & Agreement that next meeting date will be December 30, 2009, at 6:30 p. m.

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

Approval of the September 30, 2009 Meeting Minutes deferred to meeting when Board Members present at same meeting can vote on draft minutes;

### **III Treasurers Report:**

At 10/31/09, The Pierre Condominium Association had cash balances totaling \$2,179,023, invested in money market accounts and bank C/D's currently earning between .7% and 2.2% annualized interest. Interest income for 2009 is currently forecast at \$39,000, about \$26,000 below budget due to a substantial drop in market rates and the budget assumed financing of about \$500,000 of receivables from owners for the window project at higher rates which will not happen now until 2010.

Operating income is expected to be about \$141,000; \$66,700 better than the full year budget of \$74,335 due to the following developments. Parking income is now forecast to be \$10,000 better than budget. This is made up of anticipated payroll and benefit savings and electricity cost savings. The electricity savings is a result of combining the garage electric costs in a new combined building electricity arrangement which has been contracted at a lower rate than previous. The total electric costs are expected to be less than previously incurred for the building alone; thus about \$1,000/month of garage electric costs have been eliminated.

The market rates for gas are slightly lower than budgeted, and the usage is about 13% lower as well resulting in a forecast of about \$17,000 in savings from budget for 2009. Insurance was renewed at about a \$4,000 savings from budget. The supplies account is currently forecast to be about \$7,000 below budget for the year and unemployment taxes about \$5,000. A major savings that is currently anticipated is the decision to not hire at this time, someone to fill the maintenance staff position that Salko previously held. For the six months of July-December, this should result in about a \$34,000 savings in salary, FICA and Health & Welfare costs. Partially offsetting these savings is the security cost

overrun of about \$7,000 which was primarily due to the hiring of a private investigator. Estimated taxes paid in July were \$6,000 more than budgeted.

Respectfully submitted,  
April Koestner, Pierre Treasurer

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

Dan advised that Life safety code Ordinance may be delayed in enactment to 1/1/15

Leak in Unit 11DN: Exterior Brick disintegrated; Motion made by TMO'Brien to accept City Building Group proposal, amended to include replacement of necessary bricks, for the sum of \$4,800.00 to repair masonry on east wall of building" Motion was seconded by Jill Pack. Motion carried unanimously.

Discussion: Dan will have City Building look at and assess the surrounding mortar and report.

Unit Owner Issues: Discussion of Leak from boiler into unit 11FN and claimed damage. Apparently there is no Owner insurance for these alleged losses.

Sale of Unit EN: After Board's review of material provided by Wolin/Levin on this transaction, Jill Pack moved to waive right of first refusal subject to Wolin Levin inclusion of language that there is no special assessment but rather a direct charge back to owner on new windows; seconded by Barbara Sherman; carried unanimously.

Sal: Court date December 7 at 9am

Sal: Status on Worker Comp claim December 30, 2009;

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

Jill will do notice to Owners re: Installation of Danfoss valves for individual Unit heat control

Dan will get another quote on Mixing Valve to compare to Stoker quote.

*(November 2009)*

- 10FN new blower motor (heating system)
- Mail Box lock repair 12ES
- Garage valet office Door repair
- Garage valet office new lock (Security shop)
- Garage valet office 4 new aluminum extension for keys
- Water leak from boiler room: water regulator pipes gave up (inner rust). New pipe and water regulator was installed (new loop)  
New water regulator and new pipe installed by the coil system extension tank.  
Installed a new expansion tank clear tube (12psi)
- Building inspection for leak in unit 11DN (Dan Chalifoux)
- Building inspection for leak in unit 11DN ( Bulley & Andrew)
- Christmas lights in front of the building trees (10)
- Carpet cleaning in hallways, game room, 2<sup>nd</sup> floor, exercise room, stairs to the lobby.
- DS, ES, DN vents repair (2 broken belts, 1 new special order motor, shaft driven)

- Started cleaning the valet office aluminum frame.
- Leak in the receiving office: the mixing valve steam seal gave up and we decided to replace the adjacent extensively rusted pipes, plus new insulation to protect the prevent the condensation during A/C season.
- Otis elevator monthly service.
- Check the boilers operation and the coil system pumps 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.

## **VI. Committee Reports**

Windows Jill spoke to K & H: Mock up windows ordered and may be installed in three weeks. Black on black paint finish: Champion has said there's a three month lead time to get black on black units. Also K & H says to do mock up on fire wall window: Jill will use her unit for that mock up. Costs to owners: Spread sheet sent to April last week and we should have individual owner costs on windows soon.

Windows Prep Contractors: City Building Group and Thomas: \$695.00 per day for basic unit group i. e. move furniture and cover furniture; Elaborate window treatments will not be included in the basic price. The Board will pay that as an Association expense.

Exercise Room: Was meeting; nothing to report per Gail

Security: No report

Rules Committee: Jill reports two meetings have taken place; are about ½ way thru all rules; next meeting is December 17.

Cable & Internet: Bob Doak spoke re his written report and survey reports; Only 2% of respondents appear not to be interested in Internet service. Bob went thru the detail in his written report of meetings with UVerse personnel. Bob will provide Board with draft UVerse contract materials for review.

Clean Air: Dan talked w/ Staff about odors in cleaning materials

## **VI Old Business**

Bashir told Gera Lind: 6' 5" Height

Width: 72 ½ inches

Length 168.5 "

These measurements will be given to Titus for review and for his views on safe clearances in Garage for all vehicles.

## **VII. New Business**

Next Board Meeting date is December 30, 2009 @ 6:30 pm

## **VIII. Unit Owner Comments**

Unit owner asked about May 2009 minutes and whether Dan got all keys back from Sal; and whether there is process to get all keys back from employees.

We will now summarize the Engineer's report each month and not publish the entire report in the Board Meeting minutes.

An Owner raised issue as to whether it is legal to charge for credit check.

**IX. Adjournment:**

Motion to Adjourn made by Jill, seconded by T. M. O'Brien; passed unanimously; adjourned at 8:35 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://21001lincolnparkwest.com>