



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

MINUTES OF December 30, 2009 BOARD OF DIRECTORS MEETING

I. Call to Order

The meeting was called to order at 6:31p. m. A quorum was noted. Present were Jill Pack; T. M. O'Brien; April Koestner and Barbara Sherman.

Dan Chalifoux from Wolin-Levin was not present due to illness, but did send a brief report; see below (IV)

II. Approval of Minutes`

Jill moved to approve October minutes as amended; April seconded and motion passed unanimously; TMO'Brien will circulate September draft minutes with Wolin/Levin expanded information.

Jill moved November 18 minutes as amended, Barbara seconded; the Motion was approved unanimously

III Treasurers Report:

No financial info rec'd: Further financial report deferred to next Board Meeting

IV. Management Company Report

- V. Dan reports certain collections of arrearages were made; but one owner continues to refuse to pay accrued legal fees and late fees.
- VI. The wall above Denise Antonucci was repaired...the problem was the caulking around the ledges and limestone corner pieces...more on this later
- VII. Sal received 4 years probation and 5 days community service. For a first time misdemeanor offender this is actually a strong sentence. It would be nice if Board recognized the efforts of the Frohlics, who had to go to court 4 times before it was over. They felt that they needed to represent all the owners who were victims of Sal's thefts.

V. Building Engineer Report

Jll Pack reported that she asked Titus to get another bid or two on replacement of treads on steps

TMO'Brien is to call Dittmar Schaeffer @ Williams—Stoker about starting project on Danfoss valves and request Stoker to advise how many valves can be done in one day ? How would they start project ? What about particular Owner issues re efficacy of the Danfoss in their particular units.

Dan will circulate notice to Owners re: kitchen & bath feed hoses: those that need to be replaced and that Laundry feeds be inspected and replaced as necessary.

Keys made for Valet Office

- All around aluminum frame cleaning at Valet Office
- Cars yellow marks for car length and chain for cars heights at the entrance in garage for easy check
- Boiler Repair (ignition replacement, pilot assembly replacement, sequence of operation electronic controller replacement)
- Mock-up windows installation in 4DN(8am to 6pm)
- Bulley & Andrews façade repair of the building lime stones, bricks and mortar between 11th and 12th floor, north-east of the building.
- 12AN/CN all locks changed.
- 3AS contractors violation: 5:10pm – called the owner
- 4BS living room ceiling lights repair.
- 6FN Door Repair.
- 5ES closet doors repair.
- Windows project technicians/engineers walk thru basement to roof
- Exercise room tread mill repair (belt, gear)
- Ordered Victor supplies plastic light covers
- Repaired the welding unit (\$56)
- Repaired the 2 blower vents cover on the 12th floor.
- Titan repaired the security surveillance camera no. 9
- Few doors painted in the garage restroom and second floor.
- 2nd floor wall painted (yellow)
- Southland Flooring estimate to repair 2nd to 3rd floor stairs.
- Pool table stick bridge breakage after 7EN party in the 2nd floor Party room.
- Electrical Section set-up in Maintenance room.
- Security Shop trips to make keys.
- 5CS humidifier repair.
- 10ES light and switch repair.
- 6CN baseboard turned “ON”
- CS Blower/vent motor replacement.
- Window committee meeting
- Otis elevator monthly service.
- 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 and out of the building every Monday
- 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
- Check the level of the carbon monoxide in the garage.

Committee Reports

Windows 3 Mock up Windows installed in 4 DN: All will be replaced; and spec panning installed with final Mock Up windows. K & H have to change sill width; will be trimmed; old window cleaner hooks in masonry around window holes in the building may need to be removed before installation of new Windows; may need alternate glass which could result in slight additional cost. Jill Pack further advised that letter to Owners re Costs of windows per each Unit Owner is almost ready to go out.

Jill Pack advised & explained re: Window stops on new windows

The Board discussed options re pre—installation services contractor to prep Owner units for work by Illinois Sash (eg move furniture etc and clear necessary path and areas adjacent to windows); and Jill Pack made motion to enter into contract with Tamas Partners, subject to receipt of insurance info, for charge of \$695.00 per day. April Koestner seconded; and motion passed unanimously.

Exercise Room: No report

Security: No report

Rules Committee: Jill reports two meetings have taken place; the existing Rules continue to be reviewed and discussed; and the Committee is about ½ way thru all rules; next meeting in January.

Cable & Internet: The Board discussed the two (2) separate proposed contracts sent to us by A T & T; Board will send the two proposed AT & T contracts to David Sugar for his review and evaluation.

Discussion had re costs of UVerse services

Clean Air: No report

VI Old Business

April Koestner moved to approve the Budget as previously distributed to Owners; Jill Pack seconded; motion carried unanimously.

VII. New Business

Garage issues re Keys: April Koestner will communicate to Standard that Standard is to follow its current security procedures (that is, those procedures in the materials supplied to us by Standard following an Owner complaint) and the Standard attendants are to be on duty in the garage and not at other areas of the building.

VIII. Unit Owner Comments

An Owner asked for clarification re Bashir's measurement suggestions for "oversized vehicles".

Executive Session: One matter specifically allowed as executive session discussion material was discussed and resolved in regard to Pierre staff management.

IX. Adjournment:

Motion to Adjourn made by TMO'Brien;, seconded by April Koestner; and passed unanimously; adjourned at 8:16 p. m.:

Respectfully submitted by Timothy M. O'Brien- 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>