



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

MINUTES OF December 19, 2007 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: Denise Antonucci, Stu Baker, Bob Doak, Janet Fisher, Randy Mehrberg and Ric Slocum. Amy Dickinson, Jose Gomez and Mary Gootjes were absent. Dan Chalifoux from Wolin-Levin was present.

II. Approval of Minutes

A motion was made by Bob Doak and seconded by Denise Antonucci to approve the minutes of the November 28th, 2007 Board meeting as amended. Approved unanimously.

III. Treasurer's Report

There was not enough time before the meeting to prepare a summary of year-to-date financial results.

IV. 2008 Proposed Budget

There was discussion regarding the timeline for budget approval. The primary issue is related to the printing of assessment books. In order to get the new rates out to residents the budget needs to be passed in December. Dan will send a communication about the reasons for the timing of the budget approval. Discussion ensued on the 2008 budget. Feedback from attending unit owners was given to the board. The Board thanked Bob Doak for his conscientious work on the budget.

A motion was made by Ric Slocum and seconded by Stu Baker to approve the 2008 Budget contingent upon subsequent approval in January (with no late payments to be assessed to owners related to the increase). Approved unanimously.

V. Management Company Report

Dan Chalifoux reported on the Hallway HVAC Make up air work which resulted in a 33% improvement from cleaning airflow, discharge grills and fan belt replacement. There are other improvements that can be done with some additional work on exhaust fans, pulleys, motors. EMCOR will continue to make an assessment of the buildings air flow. There will be a 5% per unit increase for DirectTV already accounted for in the budget; reviewed the Audit and Income Tax Preparation proposal from Mike Bratsos. Unit Owner issues and Miscellaneous Correspondence.

A motion was made by Bob Doak and seconded Stu Baker by to approve the proposal from Mike Bratsos for \$4400 to prepare the 2007 audit report for the association. Approved unanimously.

VI. Building Engineer's Report

November 28th to December 19, 2007

- Nobil Air did another test and looks like the improvement is 30%
- Snow shoveled after snow storms.
- Power washed the garage after the spillage of floor stain caused by the 12 CS workers.
- Finished the ceiling drywall repair in the Game Room, and 2nd floor hallway after the replacement of the shut off valves.
- Repaired Roof vent and replaced V-belt
- Re-drywall, plastered, sanded and painted the wall after long time leak in unit 4IN.
- Re-drywall, plastered, sanded and painted the damage after long leak in unit 5FN.

- Finished storage room ceiling: plaster, paint.
- The deck is still OPEN, while one grill is still going to be there for a while
- Power washed the garage (2 to 3 times a week)
- Finished plastering and painting the emergency stairs to lower garage
- Spread salt on sidewalk as necessary.
- Installed the Christmas Tree and all lobby decorations.
- Cleaned the emergency stairs every month.
- Cleaned once a week the elevator tracks.
- Washed the sidewalk 3 or 4 times a week (before first snow)
- Every day: clean (mop) the lobby, clean all chute rooms from all floors, buff the second floor and the 12th floor
- Vacuum the hallways, wash the lower lobby windows, clean the second floor and 12th floor restroom plus the garage restroom, cleaned the garage office, cleaned the leafs in the garage, before the first snow storm.
- Lights checked and changed in and out of the building every Monday
- Pro Liquid inspection to all drain pipes and grease pit.
- City of Chicago boiler annual inspection – passed!
- The 5” brass clean plate was replaced in the arriving cars area where the sewage pipe plate was leaking.
- South Elevator fixed by Otis
- Key box alarm went off and was re-set via technical support phone call.

NEW PROJECTS

- B&A to finish the front lime stone replacement and back alley rails.
- The second trash chute room to be fixed
- Patch the concrete on the loading dock.
- Air Filter inspection of the vent cover on all floors.
- Departmentalize the Maintenance room
- Exhaust fans repair in the garage, belt replacement.

REMARKS

Now, at the end of the year, I want to thank to all people from this building for FANTASTIC help, understanding and positive attitude. Without your understanding we couldn't be where we are today. I'm looking forward to work in such wonderful environment in the years to come. THANK YOU!!!! From our team:
Happy Holidays and Happy New Year!!!

-Titus

VII. Committee Reports

Security – the board reviewed the revised security rules and forms. There was feedback and changes requested by the board. They will be revised and presented for a vote at an upcoming meeting.

Windows Committee Report – Windows Committee and Ric met with a contractor who did a walkthrough of the building. They will use the garage (3 spaces) for staging of the windows. Bids are due back by January 11th. We need to refer to a specialized attorney for contract review. Two (2) Project Managers were recommended. Ric and members of the Windows Committee reviewed the windows survey with the board and a discussion took place. The board requested that a unit owner meeting be scheduled to review this with residents. K&H should be present to lead the discussion and answer questions from residents. This will be the last chance for residents to learn about the various window/screen options and provide the board with feedback before the February 1st deadline to sign a contract.

VIII. Old Business

Satellite TV issues.

IX. New Business

The board reviewed an application from a resident to use the hospitality room for 7 meetings over 10 days.

X. Unit Owner Comments

The board reviewed a bathroom renovation proposal for 9-CN. The board requested that the resident have their contractor check the riser pipes in the bathroom before tiling work is done.

A motion was made by Stu Baker and seconded by Denise Antonnuci to approve the renovations for 9CN subject to the procedures outlined in the construction rules and completed paperwork is submitted. Approved unanimously.

Issues related to cable and satellite were discussed. New construction rules to be reviewed by Titus and Dan and revisited.

XI. Adjournment

A motion was made by Ric Slocum and seconded by Janet Fisher to adjourn the meeting at 9:57 p.m. Approved unanimously and the board convened into executive session.

Respectfully submitted by, Stu Baker - 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>