



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

**MINUTES OF February 3, 2010 BOARD OF DIRECTORS MEETING**  
(Note: The January 2010 Meeting was changed and deferred to this February 3, 2010 date)

**I. Call to Order**

The meeting was called to order at 6:37 p. m. A quorum was noted. Present were Jill Pack; T. M. O'Brien; Barbara Sherman and April Koesner ; and Gera—Lind Kolarik arrived for last portion of meeting.

Dan Chalifoux from Wolin-Levin was present Titus arrived for last 1/3 of meeting.

**II. Approval of Minutes**

Jill Pack moved to approve December minutes as amended; Barbara Sherman seconded; Motion carried unanimously.

September minutes to be amended to include further detail from Wolin Levin report.  
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**III Treasurers Report:**

April reported on income, overall performance for the year; and prospects for 2010 per her written summary.

**IV. Management Company Report**

Dan's printed report was circulated to the Board before the Meeting; and in addition Dan reported that he is waiting for landscape proposals from two other bidders. Discussions were had on the city's Life Safety Code. Dan discussed possible key fob entry system Board discussed and deferred on issue of key fob entry @ garage office. Board discussed that Standard's printed and published operating and safety procedures are sufficient but need uniform enforcement.

Unit owner issue re: frozen & burst pipes. Dan will request written statement from Owners as to how the hot water valve got turned off and report to Board

Dan reported that another Unit owner was installing cork directly to concrete floor; and the work was stopped & corrected by Titus.

**V. Building Engineer Report**

10DN Baseboard heating system not working. Could it be frozen? I set up 4 electrical heaters in the unit to melt any frozen pipes. Polo plumbing and Mechanical Standard tried to assist the situation.

- 3AS Baseboard heating system supply valve connected to 3ES return line valve. System is on.

- Checked the 9DN baseboard System, it is ok.
  - Checked 12DS, 11CS, 8CS, 8ES, 7ES, 7DN, 7AS, 4IN, baseboard heating system. Found 7AS frozen and burst pipes and heating radiators in 6 places. Owner was called and emergency repair performed by Polo plumbing.
  - Christmas tree removed, removed all the Christmas decorations.
  - 2 Motorola 2 way radio serviced by Motorola service shop.
  - Elevator service
  - 10ES kitchen rodding / repair.
  - 8DS hot water investigation.
  - 4DN Illinois Sash
  - 4DN drain, 7AS drywall repair, patch, paint 4BN patching, paint.
  - Repair /replaced the blower motor of the heater in the bike rack
  - 3BS Renovation project.
  - Key broken in the lock of the garage valet office door.
  - Fire Department had an unscheduled fire drill/training
  - 10DN: a plastic emergency door installed next to the return line shut off valve..
  - Security shop trip to make keys for valet office.
  - Titan Security walk thru for estimate : key fob for valet office.
  - Lobby clean-up, grout clean up, buffing.
  - 11EN violation (innocent!) of the building construction rules.
  - 3BS shut off valves:
    - 9am to 12 noon Kitchen
    - 12 noon to 1pm Guest bathroom
    - 1pm to 3pm Master bathroom vanity
  - 3BS inspection of the ¼ in cork installed in the bathrooms.
  - 11EN inspection of the ¼ in cork installed in the master bedroom
  - 4BS, 5BS, 7BS, 10BS, faucet clean up (aerator), showers, washer machines.
  - 4BS repaired the hot water shut off valves.
  - 5ES installed a new steal mock up window
  - 4DN new pane glass installed to new mock up windows.
  - 10 AN both bathroom drain rodding (Polo)
  - Fire sprinkler 6” dry valve lost pressure. It triggered the alarm and silenced it. Polo, Monroe Inc and Complete pumps declined the repair. Central State, the Company that service sprinkler system were able to fix the problem. Reset the dry valve and raised the air pressure to 35psi and water pressure for 35psi
  - William Stoker technical meeting.
  - Lights/batteries check up in the building
  - All floors, electrical room, clean-up, re-label all the circuit breaker and the electrical individual meters.
  - Checked 3 to 4 times the roof vents.
  - Brickman Landscaping Co walk thru.
  - Check the lower garage pipes temperatures.
  - 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
  - Check the level of the carbon monoxide in the garage.
- Jill requested Dan to have Titus get more bids on stair treads on 2d floor.

## **VI. Committee Reports**

Windows: Jill reported all mock up windows installed; windows were ordered; installation is set to begin March 15 @ BN tiers and then around building. Pool deck area will be OK for summer use. Letters went out to unit owners re costs of windows in each unit. We are working with prep company, Tamas, to assist unit owners with prep in each unit for the Windows installation. Brief discussion had re: no owners and no pets are to be in units during the actual construction/installation work of Illinois Sash; but more detail on all these issues will be forthcoming shortly in writing to each Unit Owner. The Window Project is on schedule to commence installation of windows on March 15, 2010.

Discussion was had re: our windows do NOT meet specs for energy savings tax credits.

Jill reports 2 Tiers per drop and will take approximately 15 work days per tier per Illinois Sash current projections.

Exercise Room: No report

Security: No report

Rules Committee: Jill says Committee is through the basic rules; continues w/ construction rules, security rules and welcome rules.

Clean Air: No report

Cable & Internet: Contracts to David Sugar to review & we got some comments back; sense of the Board is that David Sugar should be requested to do draft of one contract in line with his own suggestions so that we can approach & negotiate w/ A T & T on all issues.

## **VI Old Business**

Dan will get bids on issues regarding need, if any, to address water infiltration and degradation of West wall of building, alley, etc.

Vehicle size in Pierre Garage: April will review measurements and advise

Re: Danfoss Valves: Stoker will be instructed to begin installation in Unit owners in which they can install the Danfoss in such units but only in line with their proposal of \$281.00 per unit; and to do nothing other than provide a unit owner with an estimate of cost if a mechanical situation presents, in a unit, which would cost more than the quoted sum for one Unit. Separately, TMO'Brien will attempt to have Dittmar Schaeffer at Stoker consult and advise on the as built situation of the hot water pipe installation at the Pierre in order to answer the questions as to whether or not, as to each unit, the hot water piping is part of Common or part of Unit owner's property.

TMO'Brien will also request licensed Illinois electrical contractor to quote on furnishing and installing communications equipment from Exercise Room to Front Desk area.

## **VII New Business**

The Board discussed the insurance proposal from the broker; discussed policy limits and the cost figures, the slightly reduced premium; discussed issue that increasing our deductible, under the current quote, would not give us a net benefit; and Jill Pack moved to accept the Insurance Proposal from Manor; seconded by TM O'Brien, Motion carried unanimously

Jill Pack discussed Security during the Windows Project; Board discussed whether or not security was necessary at onset of the windows installation and decided to defer hiring extra security now and instead we'll begin project; monitor the conditions and then decide then whether any additional security is necessary.

Tim O'Brien discussed law firm requirements for tax protests; Jill will provide copy of A101 portion of contract for Windows project and Tim O'Brien will forward same to Hynes law firm for their use in preparing the Pierre's R/E tax assessment protest.

### **VIII Unit Owner Comments**

Unit owner inquired about air exchange, exterior Unit door reduction, etc; and those issues were discussed by the Board.

Unit owner inquired about refinancing and IFD lien pending; and there was brief discussion and every sale closing and refinancing closing at Pierre, since the recording of the alleged lien, had proceeded and closed without incident related to the alleged lien; in other words, the presence of the alleged lien does not in any way prevent the sale or refinancing of any Unit at the Pierre.

Unit owner inquired about correct mail delivery into the Pierre mail boxes

Unit owner discussed laundry situation and updating of machines; and improving reporting of problems with the machines to the vendor.

Unit owner raised issue of young children entering Exercise Room without adult supervision during times when there are parties or events in the Party Room; and whether key fob entry would be appropriate for the exercise room entry door. Jill Pack requested Dan to obtain quote on same.

A Unit owner commented on seeing a Standard Parking attendant returning from somewhere above the first floor of the building.

**Adjournment:** Jill Pack moved to adjourn at 8:26; seconded by Barbara Sherman; carried unanimously.

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>