



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

## MINUTES OF March 3, 2010 BOARD OF DIRECTORS MEETING

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

The meeting was called to order at 6:35 p. m. A quorum was noted. Present were Jill Pack; T. M. O'Brien; Barbara Sherman and ; and Gera—Lind Kolarik

Dan Chalifoux from Wolin-Levin was present

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

Gera Lind moved to approve the minutes of the February 3, 2010 meeting; Jill Pack seconded; Motion carried unanimously and minutes are approved.

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### **III Treasurers Report:**

The financial summaries including the 2010 Budget were circulated to the Board for review and discussion; the draft Auditor's report was also circulated; No formal Treasurer's report was made because April Koestner was not present at the meeting.

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

Standard Parking asks for written approval of "Discounted Parking Coupon Program"  
Dan advised that Kamran at Standard Parking wants amendment to contract @ Garage Keepers policy; Board deferred until Jill, April and Kamran discuss the issues.  
There are 4 Landscaper proposals; all were reviewed by Board.

- Barbara Sherman moved to contract w/ Collader provided their proposal includes pruning (which Gera Lind confirmed in affirmative following meeting); otherwise the contract is to go to Brickman; the Motion was seconded by Jill Pack; motion passed unanimously.

The Board discussed the Issue of Mandatory Unit Owner General Liability and Property Damage Insurance Coverage ; the Board discussed whether rules change was advisable; whether enforcement was feasible; and all issues were deferred to Rules Committee discussion and resolution.

Unit Owner 7AS issues as to damage to hot water loop in the apartment when water froze & pipes burst due to valve(s) being turned off during extreme cold weather; Board discussed; determined to offer to pay ½ of the \$1,400.00 on the plumbing bill for damage to the hot water heat run. Dan will communicate offer to owners and report to Board

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

- Lights cover installed in the garage valet office
- Gas meter reading reported to Wolin Levin offices every Monday!
- Power washer recondition, clean, repair.

- Electrical rooms project: cleaned, repaired, all circuit breakers tagged ( 2 weeks job), not finished yet!
- Titan security service due to video loss.
- 3BS floor inspection ( ¼ cork)
- Garage door repair, installed 2 new springs (Raynor Co)
- Smithereens pest control walk thru (every 16<sup>th</sup> of the month)
- BN kitchen line rodded!
- 7AN/CN bathroom drain, bathroom faucet, tub faucet repair!
- Trips to: Home Depot, Office Depot, Clark and Devon Hardware and Faucet store.
- Wolin Levin manager building walk thru
- 10DS contractor walk thru (kitchen remodeling)
- No Smoke signs installed in the lower garage stairs.
- Painted: garage beams, west walls, East walls.
- New rodder tip manufactured by our team.
- 10AS ceiling light repair
- New kick plate installed on the garage doors.
- Portable 6” circular portable buffer manufactured by our staff for stairs
- New sets of gasket, seals making tools are going to ease the cost of all owners. We are going to make it for you in our own shop! Isn’t it nice?
- Windows
- Monroe boiler room inspection for the leaking mixing valve.
- Emergency and exit signs batteries replacement
- Garage compressor repair
- Garage Valet door lock repair (2 times)
- Garage heaters, outlets, pipes blk paint.
- Garage lights, extinguishers, exit lights, emergency lights clean up.
- Otis elevator service
- Power washed the garage (2 to 3 times a week)
- Cleaned the emergency stairs every month.
- Cleaned once a week the elevator doors and tracks.
- Check the boilers operation
- Check the baseboard temperature and shut ON/OFF system
- 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)

### ***MAINTENANCE TIPS***

***-Make sure to tell your guest not to smoke in the stair well, common restrooms or in chute rooms.***

### **VI. Committee Reports**

Windows: Jill Pack reported that Board received news from Illinois Sash that Champion (current windows manufacturer) is off schedule and claims they cannot now deliver windows to Illinois Sash until March 22; we are to receive new glass in sashes end of this week in order to compare the different glass suggested by Champion.

The Board is going to invite K & H and Illinois Sash to Executive Session March 11, 6 pm to discuss all current issues, including legal issues, in regard to Windows Project.

Gail Ruden checked on availability at Belden Stratford for Unit Owners during the windows construction; \$109.00 per nite. Susan M. Richter, Sales Manager is the contact person @ Belden Stratford.

Exercise Room: No report

Security: No report

Rules Committee: Jill Pack advised review of General Rules is complete; and committee is beginning to review Construction rules..

Clean Air: No report

Cable & Internet: Jill Pack and Board reviewed attorney David Sugar's comments and suggestions to the A T & T draft contract. The sense of the Board was to direct attorney David Sugar to formulate a draft contract pursuant to his suggestions.

## **VI Old Business**

Regarding Maximum Vehicle dimensions: The "consensus" on the maximum dimensions for a vehicle to be allowed in the car are:

Height – 6 feet (72 inches)

Width – 6 feet, 5 inches (77 inches)

Length – 17 feet; However these are not consistent with prior recommendations or with the current posted heights permitted. There will be further discussion to resolve inconsistencies.

Regarding Danfoss Valves: Williams Stoker will begin installing valves for individual owners who will pay Stoker directly; however, the same issues and concerns regarding a small number of apartments were again discussed in regard to apartments where the Danfoss valve would not work in regard to turning down the hot water volume and allowing the Owner to reduce heat in an apartment..

Also, Dan C will obtain quote from Polo Plumbing to correct plumbing/hot water piping issues at units 3ES, 3FS and 3 AS.

## **VII New Business**

Titus raised issue of new electrical circuits on 2d floor TMOBrien moved to approve quote of Sunset Electric for \$1,040.00; Gera Lind Kolarik seconded; motion approved unanimously

**VIII Unit Owner Comments**

Gail Ruden mentioned that washing machines @ Belden Stratford are great

**Adjournment:** Gera Lind moved to adjourn at 8:38 pm; seconded by Barbara Sherman; carried unanimously and meeting was adjourned

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://2100lincolnparkwest.com>