



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

MINUTES OF April 28, 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 April Koestner, T. M. O'Brien (via telephone); Barbara Sherman and ; Gera Lind Kolarik

Dan Chalifoux from Wolin-Levin was present

II. Approval of Minutes Approval of the Minutes of the March 24, 2010 meeting is deferred to the next regular meeting
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III Treasurers Report: April Koestner reported that most everything budget—wise is on Target, April asked Dan about the figures for the Workers—Comp rate and this issues was discussed.

IV. Management Company Report

Steps treads were ordered in accord with previous discussions.

Dan got bid for repair on West Wall; will get further bid in writing from Waterproofing outfit.

Mara Blumenthal: The Board discussed separate heat control for three units for cost of \$2,500.00 TMO'Brien suggested to defer, pending full Board's determination as to whether the hot water loops are part of common elements.

On Illinois Sash First Draw pay request had been circulated and reviewed by Board; TMO'Brien moved to approve and pay the request; April seconded the motion; Motion carried unanimously.

On upgrade of Doorman computer: Dan explained the functions of the upgrade: Gera Lind made motion to purchase the upgrade; April seconded; carried unanimously.

On Unit 8ES Issues: Dan advises now that just Phil's daughter is moving in; not friends/roommates, which is contrary to two previous statements of the Owner; and daughter will provide all info as per lease situation.

Re: Electric Rates: Dan had circulated the data and it was reviewe by Board; Gera Lind made motion to lock in rates for 3 years; April seconded; Motion carried unanimously.

Dan had new coin laundry outfit reviewing the Pierre needs and will bid.

Dan reported on the City of Chicago Refuse Rebate

Dan reported on the Unit 8ES matter and his correspondence/emails with Owner Philip Markiewicz. Request by Board for actual ownership information, including ownership information on Phil's daughter was communicated to Phil; Phil deferred, saying that it was "difficult because he is out of town". The sense of the Board was to handle the matter as a straight lease and Dan was so instructed; Dan advised Board that he had already send all necessary

documents to Owner and Kerissa to obtain background info on all who would be living in the apartment.

V. Building Engineer Report

IV. Building Engineer Report

(APRIL 2010)

- New fire pump for sprinkler system installed in the Pump Room
- CS and FN roof vent motor repair (motor, belt, circuit breaker)
- Gas meter reading reported to Wolin Levin offices every Monday!
- 3BN ceiling repair from water damage (old stain)
- 2AS/3AS entry door repair (Security Shop)
- Paint loading dock (black, 2 coats)
- 5DN gust bathroom water connection replaced. Two more sets to be replaced in the master bathroom.
- 11ES lights replacement.
- Smithereens pest control walk thru (every 16th of the month)
- Callander Landscaping Co trees fungus treatment, soil bio-stimulant injection.
- Power washed the side walk, curbs and, garage and groceries carts.
- Painted the vestibule 2 doors of the 2nd floor service elevator.
- Painted the chiller room door.
- Cleaned the chiller room. Prepared the Water Tower for the new hot season.
- Refill the system with fresh water, reactivated the variable speed motor automatic control system
- Cleaned the interior of the Water Tower. Greased the driven belt motor bearings.
- On the 70 F turned off the Coil heating system and after one week we turned ON the AC system.
- Baseboard heating system is still ON for nights when temperature drops below 45F.
- Garage Standard Parking walk thru.
- Doormen chair repair
- Installed the water outlet on the front/north of the building for summer needs.
- Garage down ramp pole/beam repair: cleaned old paint, repaint, re-pad and applied the new reflecting tape.
- Polo plumbing all lower drain cleaned/rodded.
- Meeting with Dan Chalifoux and Mike from Polo plumbing to find the best way to separate the baseboard ON/OFF valves.
- Walk Thru with Susan Grobstein from "Coinmach" for possible laundry room new contractors.
- Checked/repair the Doormen-Valet night alarm system.
- Painted the down ramp walking aisle (black/yellow)
- Carpet cleaning was performed throughout the building: hallways, party room, second floor, stairs, exercise room, receiving room, mats, elevator mats.
- AS tier master bathroom rodded.
- Cleaned up the mess on the roof after the Saturday, April 24th storm: one big table top glass broken, two small top glass broken, pebbles all over the place inclusive the swimming pool tub.
- Reactivated the water in the 3rd floor patios.
- Open the water on the roof for: garden hose, water fountain,
- Swimming pool mechanical room preparation for summer.
- 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.
- Every day: clean (mop) the lobby, clean all chute rooms from all floors.
- Vacuum the hallway, 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 Tuesday
- Check the boilers operation
- Check the baseboard temperature and shut ON/OFF system
- Due to rising outside temperatures, our baseboard heating system is still on but is shutting off as soon the temp goes above 45 F.
- 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)

VI. Committee Reports

Windows: The first Illinois Sash request for Draw, received, reviewed and approved by Klein & Hoffman per our Windows Contract, was submitted for the Board's approval and payment. The Board discussed the submissions; and it appears to be in order. Motion made and carried per above to pay the first draw request to Illinois Sash.

Exercise Room: No report

Security: No report

Rules Committee: No report, but TMO'Brien recommended that Rules Committee take up the issue of the "Gifted Lease: or "Gifted Use:" of any apartment in order to better manage situations such as the 8ES matter now pending.

Clean Air: No report

Cable & Internet: Board is waiting for further review, suggestions and conclusions from David Sugar re: the two proposed AT & T agreements.

VI Old Business

TMO'Brien will communicate the "list" of all persons who signed up for the Danfoss valve installation to Williams Stoker for scheduling. The Board will take up the issue of 'Common Element or No: re the hot water heating loops when entire Board is sitting.

VII New Business

Illinois Sash First Request For Payment: See above.

VIII Unit Owner Comments

An owner requested Illinois Sash advise whether any installations, because of week ends or holidays, will cause a 4—5 day period of start to finish.

Adjournment: Gera Lind moved to adjourn; April Koestner seconded, Motion carried unanimously and meeting adjourned at 7:25 pm.

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>