



APPROVED MINUTES

THE PIERRE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

Pursuant to notice duly given, a Board of Directors Meeting of the Pierre Condominium Association was held on February 13, 2001 at 7:30 p.m. in the hospitality room.

Attendance was recorded as follows: Directors: Wayne Lau, Stu Baker, Denise Antonucci, Adam Landsman, Randy Mehrberg (7:45 p.m.), Gera-Lind Kolarik (7:55 p.m); Michele Cohen, Wolin-Levin; Recording Secretary, Debra Russo.

I CALL TO ORDER:

The Board of Directors meeting of February 13, 2001, was called to order at 7:35 p.m., by Board President Adam Landsman. Although a quorum was not present at the start of the meeting, the Board agreed to discuss Association business but postpone any Board action until such time as a quorum would be reached. A quorum was reached and noted at 7:45 p.m.

II SECRETARY'S REPORT:

a) Minutes of February 13, 2001

Mr. Lau reported that the Board had been given the opportunity to review the minutes of February 13, 2001 in advance of the meeting, and reviewed the proposed changes that had been requested to the draft minutes. Mr. Lau called for final comments or corrections. Amendments were noted accordingly. Mr. Lau stated that a motion for approval would be postponed until a quorum of the Board was present. A quorum was reached at 7:45 p.m. and the Board proceeded with the motion for acceptance of the minutes.

Upon motion duly made, Mr. Lau motioned to approve the minutes of February 13, 2001 as amended, seconded by Mr. Baker, and unanimously carried, the following resolution was approved:

RESOLVED – That the Board of Directors of the Pierre Condominium Association, hereby, approve the minutes of February 13, 2001 , as amended.

III MANAGEMENT REPORT:

a) Financial Statement

Management reported a deficit balance in the operating account of \$19,268.00 as of January 31, 2001. It was further reported that Layland, Bratsos & Associates will complete the Association's 2000 year-end financial statement and tax returns.

b) Exterior Inspection Ordinance/Violation Notice

Management appeared in court because the building was cited for not submitting the 2000 Facade Inspection Report. Another citation was issued for loose plaster falling from the building. Wiss, Janney, Elstner completed the survey before the court date and prepared a written report explaining the loose plaster. The city could impose a maximum \$500.00 fine, which the Association's attorney Mr. Bob Nesbit advised Management to pay at the hearing date. During the facade inspection, Wiss, Janney, Elstner took photos and prepared drawings of the exterior facade cracks, which will be forwarded to the attorneys handling the 2100 Construction Project claim.

Management obtained proposals from Wiss, Janney, Elstner and Eskenazi, Farrel & Fodor for the critical exterior ordinance report due in 2002. Ms. Cohen suggested the Association could save some money if the report is completed this year in conjunction with other repairs. Management will also check with a scaffolding company who provides swing stages specifically for the exterior inspection ordinance to obtain a lower rental rate.

c) 2120 Construction Project

The Board reviewed a report prepared by Wiss, Janney, Elstner on January 22, 2001, which referenced recommendations made in an earlier report concerning cornice anchor patches. Management will ask Wiss, Janney, Elstner for more detailed information.

The Board also reviewed an expense summary prepared by Management for all receipts to date relating to the 2120 Construction Project. It was noted that this information had been requested of the previous management company, but never provided.

d) Snow Load Testing

Although Baker's engineers have contacted Management about completing the snow load testing, it hasn't been scheduled yet.

e) 2124 Construction Project

The demolition is nearing completion.

f) Garage Condition Survey

Management reported that the engineers from Eskenazi, Farrel & Fodor are almost finished with the garage condition survey. John Fodor will attend the March Board meeting to present their report.

g) Elevator Evaluation

Due to frequent elevator outages, Management obtained proposals from two elevator consultants to evaluate the condition of the building's elevators.

Upon motion duly made by Mr. Baker, seconded by Mr. Mehrberg, and unanimously carried, the following resolution was approved:

RESOLVED – That the Board of Directors of the Pierre Condominium Association, hereby, approve the proposal from Lerch, Bates & Associates to survey and report on the condition of all 3 elevators and furnish modernization consulting services for \$1,800.00.

h) Coil Replacement

Management reported that Herman Bogot & Co. Heating and Cooling replaced the common heating coil for the storage areas on the second floor, but ran into problems when the lower section of the line froze and cracked while they were testing the system. They accepted responsibility for the mishap and made appropriate repairs according to the manufacturer's specifications, and they informed Management that the warranty was not affected.

i) Pioneer Parking

The Board reviewed correspondence from Management to Pioneer Parking advising that the garage attendants have been driving to fast.

j) Pool Table

Management advised that after surveying the ownership, it was determined there was little interest in repairing the pool table or purchasing new equipment.

k) Rules and Regulations

Management reported on completion of the revised Pierre Rules and Regulations. Thanks were extended to Wayne Lau, and unit owners Gale Ruden and Mary Davis for revising, organizing, printing and collating the new edition of the rules.

IV TREASURER'S REPORT:

a) Financial Statement

Mr. Zabors was unable to attend the meeting. In his absence, Management reported reserve totals are at approximately \$306,000 as of January 31, 2001.

V OLD BUSINESS:

a) Decorating Projects

Ms. Antonucci provided a status update on the decorating projects. It was confirmed that a check was received by Darcy Bonner and the projects will be moving forward. More information is expected for the March Board meeting.

Ms. Antonucci also reported that one of the lobby chairs was re-upholstered and another chair was cleaned.

VI NEW BUSINESS:

a) Remodeling Approval

The Board reviewed remodeling plans for unit 3EN, no major alterations were planned.

Upon motion duly made by Mr. Baker, seconded by Mr. Landsman, and unanimously carried, the following resolution was approved:

RESOLVED – That the Board of Directors of the Pierre Condominium Association, hereby, approve the renovation plans as submitted for unit 3EN.

b) Videotaping

Ms. Kolarik reported that documenting the common area damage attributable to the 2120 Construction Project was more time consuming than originally expected as the fourth day of videotaping was just completed. The original budget was \$3,000 for an anticipated two days of filming. Ms. Kolarik requested an additional \$950.00. The Board advised Ms. Kolarik to review the matter with the Association's attorneys because they requested the video.

c) Next Meeting Date

The next Board of Directors meeting will be Tuesday, March 13, 2001.

VII OWNERS COMMENTS/QUESTIONS:

a) Window Replacement

An attending owner suggested that the Board arrange for window replacement to be completed in conjunction with other needed repairs. The Board informed the owner that the design firm will be providing options for window replacement and after the specifications are approved, owners would be able to replace their windows accordingly.

b) Intercom System

Prompted by an owner's inquiry, the Board discussed the need to update the intercom system. It was said that Ameritech is unfamiliar with the present system and they've been unable to resolve the problems. Other systems will be investigated and possibly tied into some sort of alarm system to notify residents of emergencies.

c) Holiday Decorations

The Board was asked to clarify the building's rules concerning holiday decorations (other than the December holidays) being displayed on the exterior side of the unit's doors.

VIII RECESS/CLOSED SESSION/ADJOURNMENT:

With no further business to come before the regular Board meeting, and upon motion duly made, seconded and carried, the Board recessed into a closed session of the open meeting at 8:35 p.m.

The purpose of the closed session was to discuss two separate unit owner issues.

The closed session of the open meeting concluded and reconvened into open session at 9:00 p.m.

Upon motion duly made, seconded and unanimously carried, the meeting adjourned at 9:00 p.m.

Respectfully Submitted,



Wayne Lau, Secretary
The Pierre Condominium Association

Debra Russo, Recording Secretary