



PARK TOWER CONDOMINIUM ASSOCIATION

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Board of Directors Meeting Minutes Monday, May 13, 2024

Meeting Location:	2nd Floor Party Room
Call to Order:	7:57pm
Members Present:	Michael Parrie Monique Fouant Lloyd Allison
Members Absent:	Angie Eden Sheldon Atovsky
Management:	Shruti Kumar, Property Supervisor Timothy Patricio, General Manager Danny Bravman, Community Manager

Open Session

Board President Michael Parrie called the meeting to order and confirmed a quorum of Board Members were present.

Commission Reports

On behalf of the Social Commission Treasurer Lloyd Allison reported on last weekend's movie night and plans in the works for this year's Annual Independence Day Picnic. The next Commission Meeting will be Monday June 3rd at 7pm via ZOOM. Watch for additional bulletins in the Weekly News and Updates and/or join the Commission's e-mail list by sending a request to ptcasocial@rcn.com.

On behalf of the Health Club Commission, Board Liaison Monique Fouant discussed the new deep end buoy divider and new equipment the Commission is researching. Also, she discussed the status on emergency exit bars and braille overlays for equipment.

On behalf of the Home Improvement Commission, Board Liaison Michael Parrie reported the Commission met last month to review stone samples for the elevator cab remodel as well as recommend that the 2nd floor roof color remain the same. The commission's next meeting is Monday, May 20th at 6:00 pm in the party room where they expect to continue discussion of elevator cabs. All owners are welcome to attend.

On behalf of the Ad-hoc Rules & Regulations Review Commission, Board Liaison Michael Parrie reported the Ad-hoc Commission met weekly for two months and completed its review of the rules and regulations. Meeting its October deadline six months in advance, the commission respectfully submitted the proposed changes to the Board for its consideration and eventual

adoption after review by the Board attorney and a special meeting of the unit owners. With its work complete, the commission requested to be dissolved.

Board Report

On behalf of the Board, Michael Parrie thanked the ad hoc rules review commission members Larry Hamilton, Phoebe Helm, Sheridan Hodges (chair), and William Oren, and Timothy Patricio (property manager) and Scott Turton (assistant property manager) for all their work on the proposed rules.

He reported the Board has been informed by the operators of the Go Grocer market that they will be eventually closing, with a final date to be determined. This is due to events and conditions outside of their control, and the Board's control. Unfortunately, there are no steps the Board can take to reverse the status. We have engaged the services of a commercial broker to find a suitable use of the space in the future.

He requested parkers be aware of garage power washing during the week of May 20th and be sure to move your car on your assigned day(s), or have someone move it for you. Owners who fail to move their car may be assessed a fee of \$150, which will double for each subsequent event, up to a maximum fee of \$1,000 per event. As a reminder, fees cannot be waived and self-parkers may lose their permanent spot after three events on top of fees.

He also reminded owners that the 2024 Annual Meeting is coming up on Monday, June 10th. Please consider attending the Meet the Candidates night on Wednesday, June 5th at 7 pm. In addition, please be sure to vote so that we achieve the minimum requirement of 20% quorum, or else be subject to a costly second election.

Action Items

Closed Session Business

After a motion by Michael Parrie, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to fine six Unit Owners \$100 for not having proof of insurance, which may double thereafter for each subsequent month, up to the maximum fine of \$1,000 for not providing adequate proof of insurance.

After a motion by Michael Parrie, seconded by Monique Fouant, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to fine two Unit Owners \$50 for not attending the new residents meeting, which may double thereafter for each subsequent month, up to a maximum fine of \$200 per month, until attendance to the meeting is satisfied.

After a motion by Michael Parrie, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to fine a Unit Owner \$1000 for a disturbance and property damage.

After a motion by Michael Parrie, seconded by Monique Fouant, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to fine a Unit Owner \$50 for noise disturbances, and warning that the fine may double for each additional event, up to a fine of \$1,000 per occurrence.

After a motion by Michael Parrie, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to fine a Unit Owner \$400 for an unauthorized move.

After a motion by Michael Parrie, seconded by Monique Fouant, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to deny a Unit Owners request to waive labor charges.

After a motion by Michael Parrie, seconded by Monique Fouant, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to deny a Unit Owners request to set a policy to waive labor charges.

After a motion by Michael Parrie, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to deny four Unit Owner requests for support animals, consistent with recommendations from the Association's legal counsel, until such time as sufficient documentation may be presented.

After a motion by Michael Parrie, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to deny an owner's request for a rental hardship exception.

Minutes – Board Meeting April 8, 2024

After a motion by Monique Fouant, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to approve the minutes from the Board Meeting held on Monday April 8, 2024.

Updated 22.1 Disclosure

After a motion by Lloyd Allison, seconded by Monique Fouant, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to approve the 22.1 disclosure as drafted with the best available information through March 2024.

Amendment Of Rules And Regulations

After a motion by Michael Parrie, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to direct management to submit the draft of the rules and regulations to the Board attorney for his review, and hereby dissolve the ad hoc commission to review the rules and thank the owners for their input.

Potential New Camera Locations

The Board indicated support for the effort and asks management to move forward getting quotes.

FIN Tube Heat Pump

After a motion by Lloyd Allison, seconded by Monique Fouant, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to approve the replacement of the Fin Tube Heat Pump as proposed by Fluid Technologies Pumps and Controls Inc., at an expense of \$33,440, to be funded by the Reserve fund.

01/03 HVAC Riser Project

After a motion by Michael Parrie, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to approve a policy for the association to pay for HVAC convector coils to be replaced instead of the unit owner, and to consider a budget for this expense each year, and approve a cost not to exceed \$200,000 for

replacement of bad coils found in the '01/'03 HVAC riser project to be funded by the Reserve fund.

Construction Requests

After a motion by Michael Parrie, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to approve the remodeling plans for 2812, 3314 and 4801 as submitted by the unit owners, following the recommendations of the chief engineer as outlined in their written specifications and in accordance with the Rules and Regulations and remodeling guidelines of the Park Tower Condo Association.

Business Reports

Treasurer's Report

Board Treasurer Lloyd Allison reported from the March 2024 Balance Sheet and Statement of Income & Expenses as presented by the Habitat Company.

Fund Balances End of March 2024

Board Treasurer Lloyd Allison reviewed highlights from the March 2024 Balance Sheet and Statement of Income & Expenses as reported by the Habitat Company.

At the end of March 2024, Operating assets totaled \$1,727,175 and the Reserve cash and investments were \$4,893,085 for a total of cash and investments of \$6,620,260.

February 2024 Revenue and Expenses included Total Operating Revenue of \$640,018, Total Operating Expenses of \$452,859, Income from Garage of \$30,443, and a Contribution to Reserve of \$172,233, resulting in a surplus for the month of \$45,369.

Management Report

General Manager Tim Patricio reviewed current business and activity of interest and reported and sales for the month.

ADJOURNMENT

There being no further business, after a motion by Monique Fouant, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to approve adjourning the May 13, 2024 Board Meeting at 8:25PM.

Michael Parrie
Michael Parrie, Board President

6/10/2024
Date

Sheldon Atovsky
Sheldon Atovsky, Board Secretary

6-10-2024
Date