



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

MINUTES OF MAY 3, 2011 BOARD OF DIRECTORS MEETING (Rescheduled from April 27, 2011)

I. Call to Order

The meeting was called to order at 6:36 p.m. A quorum was noted. Jill Pack, Barbara Sherman and Timothy M. O'Brien were present.

Toni Scordo from Wolin-Levin and Titus Ghica were also present.

II. Approval of Minutes

Motion was made and passed to approve Meeting Minutes of March 23, 2011.

III. Treasurers Report:

April Koestner was not present. Jill Pack reported briefly on financial information provided by Wolin Levin.

IV. Management Company Report

-Roof Maintenance Agreement:

March 24, 2011 letter from CSR: Per Roof Warranty – Annual Roof Inspections are Owner's responsibility. Cost of inspection is around \$971.00. K&H have identified a few issues on roof that need repair. Whether our warranty will be void if we do not perform roof inspection this year was discussed. We will have CSR rep come out to inspect roof and see which issues are covered under 20 year warranty.

-Air pressure proposals: We have received 2 to review; waiting for one more.

-Life safety report: Two entryways in lobby and garage have doors and frames that need replacing so they are fire rated to 3 hours (they are currently 1.5) by November of 2011. Jill will talk to John @ Illinois Sash to discuss whether he can quote on door replacement.

-Board deferred on new device doorman would use to scan packages delivered to bldg.

-Unit 5AS in good order when tenants moved; security deposit was returned.

-Toni will look into which rental agencies have most success in bringing in good applicants to view rental unit.

-Unit 4DN was given OK to go ahead with renovations

-Unit 8BN proposal will be given to K&H for review due to relocation of wall issues

-Minutes from last year's annual meeting will be sent to owners along with proxy forms and letter encouraging running for Board.

V. Building Engineer Report

- Continued to paint pipes in the garage Insulated/painted 50' chiller pipe
- 3 way mixing valve repair in chiller room. (Monroe Heating)
- 2 os&y valve repair in chiller room. (Monroe Heating) Water tower valve screen cleaning. (Monroe Heating)
- Garage wash (power wash) Outside sidewalk wash/clean. Outside parking white stripes paint
- Chalander landscape *performed* the spring season tree treatment.
- 3CS/DS toilet leak from 4CS/DS investigated and repaired.

- 3BS faucet fixed 76/7CS bathtub repair
 - Cleaned lobby wooden walls Finished 5AS for new rental.
*Patched all the walls area in the unit after move out.
 Sanded all the patches, primed and painted entire unit:
 2 bedrooms, living room, kitchen, closets, 2 bathrooms.
 Replaced the guest bathroom baseboard and medicine
 Cabinet Cleaned the kitchen appliances, cabinets and floor.
 Vacuumed the carpet. Repaired the double folding doors from one bedroom,
 Removed the washer/dryer and painted the laundry
 room, repaired the door Bathtub refinished by ARK Co. in unit 5AS*
 - Gas meter reading: 65915, 68209, 70422, 73214
 - Swimming pool mechanical room work:
*Painted all the wet area blue/red Halogen swimming pool shopping: paint, sand, Chlorine,
 PH plus, PH minus, chemical water testing.
 Re-attached the filter tank to the system, cleaned the
 water circulation centrifugal pump filter. Replaced the vacuum gauge.*
 - Connected the 4DN dishwasher to the water line. Fixed the 4DN kitchen drain - 3 ES water shut off.
 - 4FS flooding caused by a malfunction of a toilet fill valve.
 Replaced the fill valve, vacuumed the carpet, cleaned the bathroom floor.
 - Exercise room leak clean up Exercise room ceiling light repair.
 - Men's restroom ceiling light repair.
 - 7AN/CN washer removed to clean a drain line by Polo Plumbing
 - Power wash outside the building: 1st and 2nd level where the metal frame used to be. Job performed by Illinois Sash.
 Ordered 14 Danfoss valves for FN/EN units.
 - Loading dock latch repair 9EN toilet repair.
 - 6FN shower drain cleaned. Tiles delivered for 4DN
 - 2nd floor stairs marked with yellow tape 11AN/CN windows repair by Illinois Sash.
 - Carriage light repair on the south side of the building.
 - 6DS dryer relocation/repositioning. Windows washing postponed due to rainy weather.
 - Air balance walk thru with AERO Testing, International Testing and Hill Group testing.
 - Bike removal / donation to charity. 3DS bathroom electrical light repair.
 - 8ES kitchen rodding. 4HN 2 new toilets. 10AS shower door cartridge repair.
 - New light fixture in kitchen of 10AS Kitchen drain pipes system repaired.
 - 4AN kitchen drain repair 4BS kitchen drain repair.
 - Party room clean up, sometimes really heavy duty clean up.
- Identified and reported all the fire rated door to and from garage as follows:
 Two doors leading from garage to lobby Type "B" rated 1 1/2 Hr
- Two doors leading from the lower garage to building Type "A" fire rated 3 Hr
- Two doors leading from the upper garage to building Type "A", fire rated 3 Hr
- Two doors from garage to service elevator: These doors are used by people with dogs.
 1) To elevator Type "A", fire rated 3 Hr
- 2) To garage Type "B", fire rated 1 1/2 Hr These are all the doors from/to garage.
- Shopping at: Home Depot, Faucet Shop, Grainger, G&O heating supplies, Halogen Supply Service elevator repair.
 PROJECT: Painting all garage piping. Still continue! Insulation for return chiller line (50') DONE!!

VI. Committee Reports

Windows committee: finished power washing; project to be completed soon

Exercise room: No report or activity

Cable & Internet: No report or activity

Clean Air: No report or activity

Laundry: Pricing for equipment is fine and includes delivery and installation. Total of 10 machines and warranty for each totaling 5 years. We will start at \$1.25 per wash; \$1.00 for 30 mins to dry; \$2.50 for industrial washer; \$1 for 30 minutes on industrial dryer. We will need to notify owners when we switch old machines with new machines. Titus will talk to plumber re venting issue before Toni talks to Coinmac. Jill will email Toni confirmation to pay Abt invoice. Tim will notify Abt that check is coming & will arrange delivery date for new machines.

VII. Old Business

Terraces: 3 Unit owners discussed replacement membrane. There has been leakage which Titus taped. If membrane is not properly applied, leakage will occur. We will have K&H come out at Association's expense to inspect terrace proposal (type of membrane and load specs). Then will decide cost allocation issues regarding replacing the membrane on the concrete roof; and if Board will pay a percentage of cost.

Unit 9EN: Written 10 month extension continuing the terms of the lease is OK. No tenant change.

Pool furniture: Jill Pack moved to approve replacing furniture with Tropetone Mainsling Option 1. TMOBrien seconded; motion was passed.

Document retention: TMO'Brien moved to purchase 2 locking legal size 4 drawer file cabinets for under \$300 total for package room. Jill seconded; motion was passed. TMOB will order cabinets from Quill and have them delivered @ bldg.

Motorcycles in garage: Size of bikes allowed was discussed; noise that bikes make needs to be discussed; Tim expressed concerns on insurance coverage. There are 2 available car spaces that would fit 4 possible bikes. Board will leave in place what Jill discussed with Ted, for present.

VIII. New Business

May 25th Annual Meeting: Need 2 volunteers for election judges and for purchase of food and beverage; set up and clean up. Peg O'Brien volunteered for election judge; Peg will ask Robin Levin to judge with her. Barbara volunteered to do shopping if no one else is available.

IX. Unit Owner Comments

Baker Settlement Issue: An owner discussed how to differentiate between what is considered common element vs. unit owner element for appropriate allocation of Baker proceeds.

Election judging for Annual Meeting: Toni and Wolin Levin will bring all paperwork necessary. Toni has accountant lined up.

Adjournment: Prior to adjournment, the Board discussed in closed session certain issues. There was no action or vote taken in closed session. The Board then emerged from closed session.

The Board reviewed a Purchase Agreement for Unit 7BN. Barbara moved to waive first refusal on unit 7BN contingent upon a credit report with satisfactory results for Deborah Russo by May 15th; Tim seconded; motion was passed. Toni Scordo left the meeting.

The Board went back into closed session again to discuss certain issues. There was no action or vote taken in closed session. The Board emerged from closed session.

Motion was made to adjourn the meeting; and was seconded and carried unanimously; Meeting was adjourned at 9:36 p.m.

Next meeting is Annual Meeting on May 25, 2011.

Respectfully submitted by Tracy Dorencz c/o 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>