



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

MINUTES OF SEPTEMBER 27, 2011 BOARD OF DIRECTORS MEETING

I. Call to Order: The board meeting was called to order at 6:42 p.m. A quorum was noted: Timothy M. O'Brien, Larry Stotts and Robin Levin were present; Titus Ghica was also present. Toni Scordo has resigned as Property Manager; new Property Manager Laurie Velasquez from Wolin-Levin was also present.

II. Approval of Minutes: Motion made to approve the draft minutes of August 24, 2011; Larry seconded; Motion was passed.

III. Treasurers Report: The Board received and reviewed Larry's Treasurer's Report. In addition, the Treasurer submitted the report for publication within the Wolin-Levin/Pierre website so that all Pierre unit owners have access to this info.

-Air Flow: Laurie Velasquez to contact Pete Power of Klein & Hoffman to formulate correct request for proposal
-Replacement of glass on 3 doors to upgrade fire-rating: Laurie to follow up w/John Schmidt re: proposals and contract

-Laurie to contact structural engineer from K&H and schedule apt. to review and evaluate the West wall & alley for repairs

-Replacement of pool membrane and garage membrane: Laurie to work with Titus to get three quotes; Laurie to get bids for a reserve study as well.

IV. Management Company Report: 11AS Lease application: Tim made motion to waive The Board's right to first refusal; Robin seconded and Motion was passed.

-9AS Joan Chen's proposal for work in two bathrooms: Subject to receiving appropriate certificates of insurance from the general contractor and any subcontractor, Tim moved to approve the package submitted; Robin seconded and Motion was passed.

-Windows, stone and tuck-pointing projects are fully completed and paid.

-The Board publishes here that, by email communications, on September 11, 2011, with Tim O'Brien having recused himself from voting on this limited issue, agreed to allow Mara B. to begin one phase only of her Unit reconstruction, i.e. the HVAC removal and replacement, and no other construction until final Board approval of the entire project.

V. Building Engineer Report –

- Fixed garage water leak A/C -2AS
Swimming pool vacuum clean up.
- Large washer/dryer delivery. Returned because of malfunction of the washer electronic board.
- AC motor repair A/C, CN unit
- Patio walk thru 3FS, 3AS, 3EN, 3FN done with Klein & Hoffman (twice: August 24th and September 26th)
- Monroe heating Co finished the laundry room designated electrical outlets for 115V and 220V.
- Storage room ceiling cut for Klein & Hoffman inspection.
- Repaired AC in maintenance room.
- Gas meter reading: 87850, 88481, 89096, 89828, 90622, 91423.
- Checked 3DS kitchen faucet leak.
- Repaired Edy, the doorman, lobby remote control.
- 5AS just moved in (Sept 25th)
- Swimming pool inspection: passed! ☺
- Spider "treatment" on the roof deck and around the building area. As you know, Edy got a severe bite from a venomous spider that required antibiotics for few days.
- Canopy clean-up and drywall repair by the front entrance.

- Party room clean up (regularly)
- 11AS front door opening/closing investigation.
- Outside carriage lights clean up, bulb replacement.
- Garage light replacement.
- Searching for blue prints for 3/4ES structural drawings for Klein & Hoffman.
- Cleaned around the building (back and front)
- 9CN kitchen soap dispenser repair.
- 5AS storage room localization.
- New names printed for mail boxes for new owners/renters.
- Fire extinguishers: inspection and refill.
- FN kitchen water shut off.
- 4HN kitchen plumbing/drain redone by Polo Plumbing.
- Baseboard separation of heating controls schedule set up, job that should be completed by Polo Plumbing.
- Halogen supplies for swimming pool.
- AT&T scheduled to fix TV reception in the exercise room.
- Electrical switch repair in 11ES)
- Set up the pedestal for the large washer.
- 5DS electric lights repair.
- Laundry room drain finished by Polo Plumbing for large washer.
- 4HN toilet repair.
- 11FN kitchen faucet repair
- 6FN kitchen faucet repair.
- 4BN ceiling light repair.
- Spiders special treatment by Smithereens.
- Abt delivery of large machines. (washer still not working)
- 4HN, electrical panel repair for kitchen.
- Power washed the garage!
- Faucet repair in 9BN bathroom.
- Power washed the garage ramp.
- Signage repair for 4th floor.
- Garage yellow stripes paint.
- Laundry collection: \$242.50
- Lobby clean up, dust and mahogany panels.
- 4DN M. Bathroom toilet repair.
- 6CS laundry light fixture repair
- Front planters weeds cleanup.
- 11FN-11EN first set of controls/shut off valve separation.
- 4GN Bathroom hot water and drain repair. 11NB smoke investigation.
- Large washer in laundry room failed (again) to repair.
- 12BN ceiling repair after leak
- ComEd called today to check the water level in the vaulted sidewalk to prevent building outage. They came in 30 min and drained the pit and repaired their submersible pump.
- Outside metal work cleaned in the East and South of the building.
- Cleaned/maintenance of the outside fire dept hydrant area.
- Garage doors repair/adjustment
- Exercise room "pull" machine parts replacement.
- 7FN-7EN baseboard controls and shut off valves separation.
- 5BS toilet tank flapper replacement.
- 4GN shower stall drain repair by Polo Plumbing.
- Large washer fixe (finally) today.
- Awning scheduled to be removed on last 15 days of November.
- 7EN Sara & Chris complaint addressed to you in the e-mail.
- Wind Mill (former Pro Liquid) Co, cleaned the grease traps outside the building and one trap inside the building.
- City of Chicago Ventilation System Department inspection; passed! ☺
- Wet/Dry Vacuum pump repair.
- Baseboard heat turned ON starting Sept 23rd. If temperature drops below 48F, will kick ON automatically!
- Large grocery cart wheel repair/replacement.
- Swimming pool closed due to low temperatures over night. (September 26th)
- 11FN garbage disposal repair
- Klein & Hoffman roof and patios inspection.
- CamPipe work in 4GN to free the hot line in the shower stall.
- 6FN-6EN baseboard controls and shut off valve separation done by Polo Plumbing.

- 7AN shower shut off valve/cartridge repair/replacement by Polo Plumbing.
- Garage lamp repair: ballast replacement.
- Hallways vacuum.
- Tuesday light check entire building
- Smoke detector daily check
- Domestic water pump daily check.
- Boiler function daily check
- Chiller room daily check.
- Exhaust fan daily check..
- Lobby clean up daily.
- Shopping at: Home Depot, Faucet Shop, Grainger, G&O heating supplies, Halogen Supply.

PROJECT:

Baseboard heating system separation of shut off valves and controls.
Soon to start the garage painting pipes

REMARKS:

- Baseboard HEAT is ON, but expect that it's automatic system is operational anytime the temperature drops under 48F, meanwhile the A/C is still ON for days when outside temperatures rises above 70F

MAINTENANCE TIPS:

- Please take extra care of the garbage disposals: do not let the hard objects to reach the spinning device. Many problems occurs when plastic spoons, screws, plastic bags, paper, bones fall in their path. Thank you!

VI. Committee Reports

Windows committee: No report or activity

Exercise room: No report or activity

Cable & Internet: No report or activity

Clean Air: Tim O'Brien distributed copies to all Board members a document dated July 19, 2006 titled "A Report to the Pierre Condominium Board of Directors; Information in Regard to A Smoke Free Pierre Condominium" with several exhibits.

Garage Committee: No report or activity

Budgeting Committee: No report or activity

Lawn Furniture: No report or activity

VII. Old Business:

- Clothing drive: Robin will work out logistics with Laurie and post notices.
- Washers and dryers are now fully installed.

VIII. New Business: Peg and Robin will plan party for Fred's 30 year anniversary @ The Pierre; will set date and send notice out to tenants. Tim moved for budget for this party not to exceed \$3,000.00 including party planning and gifts; Motion was seconded and passed.

IX. Unit Owner Comments:

- Unit owner discussed the current cost of washing/drying and length of the dry cycle with the new machines. Laurie to check the capacity of our machines and compare prices.
- Unit owner discussed potential requirement of all unit owners to purchase condo insurance; Laurie to gather info from Wolin Levin re: their current position on this.
- Unit owner discussed assisting with The Pierre Halloween party – Board to send out notice to owners advising they are to plan their own party, if desired.

Adjournment: Motion was made to adjourn the meeting; Motion was seconded and carried unanimously; Meeting was adjourned at 8:20 p.m.

Next meeting is a Special Meeting on October 6, 2011 at 7:00 p.m. with Jennifer Feldman, Wolin Levin CFO. The entire meeting is Closed Session. The date of the Board's next regular meeting will be determined at the October 6th Special Meeting.

Respectfully submitted by Tracy Dorencz c/o Robin Levin, Secretary

To send an email to the Board of Directors use: theboard@thepierre.com

To send an email to building manager Laurie Velasquez use: manager@thepierre.com

Minutes from Board Meetings are posted on The Pierre web site: <http://www.thepierre.com>