

**BOARD OF DIRECTORS MEETING
2500 LAKEVIEW ASSOCIATION
Chicago, Illinois**

**MINUTES
2/18/04**

Of a Board of Directors Meeting held on Wednesday, February 18, 2004, at 7:00 p.m. in the Hospitality Room. Present were Board Members: Cheryl Tama Oblander, President; Gregory Angelopoulos, Secretary; Sanford Klein, Director; and Erik Gould, Director. Representing Management was Christopher J. Barich, CPM, Property Supervisor, and Eileen Tardy of Wolin-Levin, Inc. Building Manager.

CALL TO ORDER

There being a quorum of Board Members present, the meeting was called to order by Board President Cheryl Tama Oblander at 7:11 p.m.

Window Repairs

Jesse Horvath, of Horvath Reich, CDC, Inc., Kevin Michols of CTL, and Don Nyblom of Burgland construction were present to discuss window leak repairs to units reporting severe leakage. They submitted a proposal to make repairs to four units using a minimally invasive method which is expected to cost approximately \$18,000. Approval of the proposal was deferred until a definite cost would be submitted.

Minutes

Upon a motion duly made by Sanford Klein, seconded by Cheryl Tama Oblander, and carried by unanimous vote, it was,

Resolved: To approve the minutes of the January 21, 2004 meeting as amended.

Open Forum/Owners Comments

Owners commented on vent noise, rodding charges, and locker assignments.

The board will consider the petition of three owners to keep the additional locker they report was given to them when they bought their unit.

Treasurer's Report

The January 2004 financial statement was reviewed. Because Mr. Gatz, Treasurer, was not present, a formal report was not available.

Management Report

A management report was distributed to the Board prior to the meeting.

Garage Repairs

A report on needed repairs to the garage and front stairs was reviewed. While some of the repairs will be performed under the warranty, others will be the building expense. Repairs to the front and back stairs will be made in Spring. All other repairs not covered by the warranty will be included in the 2005 budget. Management will ask Walker Parking/Tagao Nagai to submit a cost estimate to trim back the fence on the loading dock as suggested in their report.

OLD BUSINESS

Water Cooler

Upon a motion duly made by Cheryl Tama Oblander, seconded by Erik Gould, and carried by unanimous vote, it was,

Resolved: To accept the bid of Hinckley Springs to install two 3-stage reverse osmosis water filtration coolers at a cost not to exceed \$31.95 per month for each cooler for a period of one year.

2nd Floor/Hallway Project

The decorating project is nearing completion. Only the café doors and rear doors are left to be finished on the 2nd floor; the mirrors in the guest powder rooms may be changed for a better fit. The ceiling in the back lobby near the receiving room must be painted. Some carpet issues remain unfinished: a decision must be made regarding the 18th floor carpet which is felt was poorly laid. Some other minor repairs must be made to carpeting on the 25th floor by unit doors, and there are thresholds to be repaired.

Buzzer System Garage/Kitchen

Funds will be included in the 2005 budget to install a buzzer call system on each floor of the garage and one in the staff kitchen.

Cla Valve

Upon a motion duly made by Cheryl Tama Oblander, seconded by Sanford Klein, and carried by unanimous vote, it was:

Resolved: To accept the bid of Fluid Pump to rebuild the cla valve at a cost not to exceed \$2,500 subject to Tim Brady's review and approval.

Lobby Decorating

Purchase of a new rug for the lobby was deferred until all invoices for the hallway/2nd floor project are paid and it can be determined if there is extra money which could allow for additional decoration of the lobby aside from the rug.

Receiving Room Gate

Upon a motion duly made by Cheryl Tama Oblander, seconded by Erik Gould, and carried by unanimous vote, it was:

Resolved: To accept the proposal of Bernard Enterprises, Inc. to install a secure partition between the xerox machine and the package area and new mail shelving in the Receiving Room at a cost not to exceed \$1,400.

Vending Machine

A decision on installing a vending machine on the second floor was deferred until the next meeting.

NEW BUSINESS

Exercise Room Hold Harmless Agreement

The Association attorney will be contacted to draft a liability release statement for use of the exercise room and to review and/or suggest what methods would effectively reduce the association's liability.

Reserve Study Update

Upon a motion duly made by Cheryl Tama Oblander, seconded by Erik Gould, and carried by unanimous vote, it was:

Resolved: To accept the bid of Reserve Advisors Inc. to update the building reserve study at a cost not to exceed \$6,250; work should not be done until after the window repair analysis has been completed so any planned repairs may be included.

Approval of Project Invoices

Upon a motion made by Cheryl Tama Oblander, seconded by Sanford Klein, and carried by unanimous vote, it was:

Resolved: To pay the remaining amount of \$7,015 to SYNY Electricians for their work on the project provided wiring of the 19th floor was corrected.

Approval of payment to Olsen/Vranas was deferred pending investigation into the requirements of their contract.

Approval of final payment to Teschner Bros. Painters was deferred pending investigation into their contract and whether it was fulfilled as promised.

Hallway Door Knobs

Approval of purchasing doorknobs for the hallway doors was deferred until the next meeting.

2004 Board Meeting Schedule

A schedule of Board meetings was approved for 2005 and will be posted.

CAI Subscription

It was agreed that the membership subscription with CAI would not be renewed.

Approval of Construction

Upon a motion duly made by Greg Angelopoulos, seconded by Sanford Klein, and carried by unanimous vote, it was:

Resolved: To approve the construction plans of 1905 and 3001.

Apartment Lease

A lease agreement for unit 1302 must be forwarded to the Board before final approval is given.

Rules

Management will forward a sample construction rule for the board to review. A copy of the declaration/by-laws and amendments, and all other building rules will be forwarded to each board member for their review to aid in the revision of building rules.

Next Meeting Date

The next meeting will be held on Thursday, March 25, 2004.

Adjournment

There being no further business, the meeting was adjourned at the call of the Chair at 10:35 p.m.