

**2500 LAKEVIEW CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
THURSDAY, FEBRUARY 20, 2003**

A regular meeting of the Board of Directors of the 2500 Lakeview Association was held on Thursday, February 20, 2003, at 7:00P.M. in the Hospitality Room, pursuant to notice. The following directors were present:

Mr. Gould  
Mr. Hall  
Mr. Klein  
Ms. Tama Oblander  
Mr. Schneiderman

Also present at the invitation of the Board was:

Wallis Weinper. Property Supervisor, LaThomus Property Services. LLC.

There were no Unit Owners present.

**OPEN FORUM**

No Residents were available at this time.

**CALL TO ORDER**

Ms. Tama Oblander. President, noted that there was a quorum and called the meeting to order at 7:05 P.M.

**APPROVAL OF MINUTES**

On motion duly made and seconded the following motion was unanimously approved:

**RESOLVED, to approve the Board of Directors Meeting Minutes of January 21, 2003 as amended.**

**TREASURER'S REPORT**

Mr. Gatz could not attend the meeting so no Treasurer's Report is attached. Ms. Weinper reported that the balance in the operating account as of January 31, 2003 is \$29,211.80, \$272,431.61 in a money market account and \$141,000.00 in a Certificate of Deposit. The Association's total funds are \$442,643.41.

Ms. Weinper responded to questions regarding the gas bill, chemical expenses and the payment to the scavenger. There was discussion reference the net performance of the garage for 2002 as it relates to the 2003 budget. Management stated they felt the 2003 garage budget would be in line for the year.

**MANAGEMENT REPORT**

The Management Report is attached and shall be included as part of these Meeting Minutes.

The 2<sup>nd</sup> Floor Renovation Project was discussed at length. Final changes from Keith Olsen Architects need to be approved by the Board so that permits can be obtained. Time is of the essence regarding this project so that pool facilities will be available to all residents on time.

The Hallway Renovation Project was also discussed during this time. Some of the painting proposals were not in line with the specifications. Management was asked to review the proposals and return to the Board with recommendations. Mr. Gould expressed concern regarding the initial adhesive installation on the present walls causing paint to come apart from the walls. There was some discussion regarding a general contractor for this project. Management was requested to provide the Board with a timetable and charge basis for hiring a general contractor from staff within LaThomus. This person would be responsible for the overall coordination of contractors involved in this project.

The carpet border was discussed along with a payment process. Mr. Hall indicated that the carpet contractor is preparing a consolidated final cost for the purchase and installation of the carpet. The document will include a drawing showing the location of the border. The final payment for the carpet installation will be withheld until the Board is satisfied the installation has been completed.

An Owner's response regarding the policy on warming up cars was included in the Management Report, which the Board acknowledged.

Tommie Alexander, who recently passed away, did not qualify for any death benefits from the Doorman's Union. A few residents inquired about whether the Association would address this issue. After very little discussion by the Board, the mutual feeling was that Tommie was a pretty important person around here. A check for \$1,000.00 will be forwarded to Mrs. Alexander to cover the above concerns.

Management obtained a quote to install an access panel for the lobby door leading into the garage area. The Board requested management to have a sample available for the next board meeting. Also, some maintenance questions were forwarded to our contractor regarding specific requests for door operation.

Insurance for the Association expires in April of this year. Taking into consideration all the changes over the past two years, insurance rates have risen and many carriers have dropped from "A" ratings to "B" ratings or have dropped out of the market permanently. Knowing this, carriers have elected not to provide quotes up until the last minute so that no insurance bids will be available until 5 days prior to termination. The Board will be informed immediately upon management receiving this information.

We now have an employee update that should be complete by next week. The Board requested management to have pictures of staff made available for the website. A list of names, along with shift times, will also be available for the website and distributed to all residents before the next board meeting.

Management was asked to check on the status of the inoperative machines in the laundry room and the arrival of the change machine.

The balance of the report was informational.

### **OLD BUSINESS**

Jesse Horvath, our building window consultant, is compiling a report for the Board to answer questions pertaining to window replacement. Mr. Hall has also requested information from other sources. Management was asked to look for a consultant. Some questions to be answered:

- Cost to replace window system
- Should it be done now in lieu of yearly patching
- Do we wait and build up the reserve fund
- The impact of the project on the reserve fund

Management was directed to have a leaking water supply line repaired or replaced on a not to exceed cost quote basis for the required work.

There was some discussion by the Directors regarding the "Action Item List". There was also a question regarding the status of the floor plans and fire plans Mr. Gatz was handling.

#### **NEW BUSINESS**

A request by CTL to use the building for training was rejected by the Board. It was determined that the Board would revisit the matter when all Directors are in attendance at the next meeting.

There was discussion regarding the services provided by RCN: Does the agreement only encompass the provision of cable TV? How are telephone and computer Internet access services addressed in the agreement? Mr. Gould is going to review the agreement.

Management was asked to prepare a memo for distribution and posting regarding proper operation of the HVAC units in the Exercise Room. The doorman will be asked to check the settings at the end of the evening shift.

Management informed the Board of a notice attached to the monthly assessments pertaining to the Senior Citizen Rebate allowed by the City of Chicago.

#### **ADJOURNMENT**

A motion was made and seconded to adjourn the meeting at 8:20PM. The next Board meeting is scheduled for Tuesday, March 25, 2003 at 7:00P.M.

Respectfully submitted:

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Sanford Klein, Secretary