2500 LAKEVIEW ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, APRIL 22, 2003

A regular meeting of the Board of Directors of the 2500 Lakeview Association was held on Tuesday, April 22, 2003, at 7:00P.M. in the Hospitality Room, pursuant to notice. The following directors were present:

Mr. Gatz
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. and Lottie Bell, Property Manager, LaThomus Property Services, LLC.

There were 2 Unit Owners present.

OPEN FORUM

No Owners requested an Open Forum Session.

CALL TO ORDER

Ms. Tama Oblander, President, noted that there was a quorum and called the meeting to order at 7:10 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 March 25, 2003.

WAIVER OF RIGHT OF FIRST REFUSAL

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

RESOLVED, to approve the following:

SALE #504 from Ms. T. Rosenberg to Ms. E. Norden	**$226,000**
SALE #903 from Mr. & Mrs. Stanton to Mr. W. McDermott	**$231,500**
SALE #1601 from Mr. Brown to Mr. & Mrs. E. Gould	**$500,000**
SALE #1602 from Ms. Brattain to Mr. & Mrs.E. Gould	**$510,000**
SALE #1801 from Mr. E. Gould to Mr. D. Brown	**$500,000**
RENTAL #2105 from Mrs. Babich to Mr. & Mrs. Johnson	**$2000/mo.**
RENTAL #2702 from Mr. M. Morgan to Mr. Davis	**$2500/mo.**

TREASURER'S REPORT (attached)

Mr. Gatz reported that as of March 31, 2003, 2500 Lakeview Association had $8484.48 in the operating account, $273,142.21 in a money market account and $141,000 in a certificate of deposit. Thus, the Association had total funds of $422,626.69. This amount differs from the total amount of $443,676.43 by $21,049.74 due to a "Reserve Contribution in Transit." The complete Treasurer's Report is attached to, and forms a part of, these minutes. There was discussion regarding various accounts not in line with the budget. The bank will credit the association for past service charges and will waive them in the future. Management is working to collect outstanding monies from the special assessment. Management was instructed to remedy any inconsistencies for the next financial update.

There was some discussion regarding the Garage Financial Statements from G.O. Parking for March 2003. As last month, a cash deficit was shown. Management was requested to obtain a 3-month analysis from G.O. Parking to see if any recommendations might be useful at this time.

MANAGEMENT REPORT

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

It had been suggested that an access button be installed for the door leading from the lobby into the garage so that residents could open this door when the doorman is not available. While looking into this, the door contractor was able to adjust the setting so that all we need to do is gently pull on the door handle and the door will automatically open.

Some of the staff is trained to use the defibrillator equipment. After some discussion, on motion duly made and seconded, the following motion was unanimously approved:

RESOLVED, to have remaining staff trained to use this equipment. A time for this class will be set up in the near future by management.

There was a request for action from a Unit Owner regarding some building mechanical equipment. The Board elected to take no action regarding the request. Management will follow-up on this response.

Western Waterproofing has been hired to replace the copingstones by the pool area. This was a project dating back to the Garage Renovation.

The Audit letter was distributed to all residents. Copies of the Audit are available in the management office.

Once again it is Window Leak Repair time. So far there are 6 repeat leaks and 1 new leak. Some of these leaks may not be window related but are still considered for repair at this time. Management was requested to notify LM Consultants regarding this information.

A "Thank You" note from Mrs. Tommie Alexander was forwarded to the Board for the generous gift from the Association.

Ron Hussar is now back at work. He seems to feel OK and is happy to be back. His shift is Thursday and Friday, 3:00PM-11:00PM.

The Association has been named as a defendant in a lawsuit that involves a claim being handled by our insurance company, Travelers. Management will update the Board when more information is available.

The balance of this report was informational.

OLD BUSINESS

At this time the Board reviewed the combining of Units 1901 & 1902. The Board received a legal opinion from Mr. Mark Pearlstein, of Levenfeld Pearlstein who is retained as counsel for the Association. Mr. Lloyd Slattery, our consulting engineer, also forwarded his report.

After a long discussion, it was decided that an Open meeting be held specifically to discuss several aspects of the project; to arrive at a resolution of open issues. Mr. Slattery will be requested to attend the meeting to answer any questions. A meeting was scheduled for Tuesday, April 29, 2003. Management will post notice of the meeting.

The 2nd Floor Renovation should start when all permits are issued. Olsen & Vranas states that this project should take 4 weeks or less to complete. It was noted that during this project 1 bathroom should always be available along with a changing area. These items are required in conjunction with operation of the pool.

The Hallway Renovation was discussed at length. Olsen & Vranas is reviewing proposals and interviewing prospective painting contractors. Upon completion of the process he will make his recommendation. The painters should be scheduled to prep and sand all walls prior to carpet installation. Once the painters have done this, duct cleaning should be scheduled. Many items need to be addressed pertaining to this project. Security will be required while working on select floors. Hallway fixtures need to be removed and remounted during the project. Memos and timelines need to be formatted, reviewed and distributed to all residents during this project.

LaThomus has proposed that they be hired to oversee this project. There was discussion related to the daily scheduling of the supervision and the amount of hours the Board expects to have supervision on site during the project. On motion duly made and seconded, the following motion was unanimously approved:

RESOLVED to hire LaThomus, to oversee the Hallway Renovation Project, at a salary of 3% of the cost of this project. A written contract will be forwarded to the Board.

Air Care Services forwarded a proposal to clean the ducts. After some discussion, the Board decided to approve their proposal with some changes. These changes related to the number of air handling units being cleaned and the provision that they do not cut into the Building's ductwork. On motion duly made and seconded, the following motion was unanimously approved:

RESOLVED, to accept the proposal from Air Care Services with approved changes at a cost of $3,375.00

Management was instructed to pay the requested amount of the invoice from Winona Lighting for the hallway light fixtures. Mr. Gatz will follow up on this order.

Window Replacement was also discussed at this time. Management was requested to immediately contact LM Consultants and forward the Reserve Study and all information relating to window repairs. Management was also requested to distribute information showing location and costs for glass panes for the entire building.

Emergency lighting was again discussed. There seems to be some questions about the necessity of the project. On motion duly made and seconded, the following motion was unanimously approved:

RESOLVED, to approve Vranas & Olsen, to review this project at a cost not to exceed $500.00.

Building plans were briefly discussed. Mechanical, structural and electrical plans for all typical floors are available on disc and also on the website. Mr. Gatz suggested that "as builts" with changes be included in next year's budget.

Mr. Gatz and management are in the process of reviewing the Fire & Safety Study for 2500 Lakeview so that selective information can be compiled and distributed to all residents.

Complaints forwarded to doormen were discussed. All information should be reported to management via an incident report from every shift.

Management was instructed to continue using a "TO DO" list and forwarding it to the Board after every meeting.

NEW BUSINESS

Mr. Schneiderman is reviewing the Rules & Regulations. There was some discussion regarding changes to the Declaration. Management was asked to request a proposal from Mr. Pearlstein, legal counsel, for the review and update of the Association Declaration.

Management was requested to check that all fire extinguishers are mounted properly and not free standing.

Management was requested to contact the company who insulated the pipes in the garage and forward this information to Mr. Gatz.

The Board for the next meeting requested a Schedule for the Board Election process.

A motion was tabled to replace the lobby area rug at a cost not to exceed $5000.00.

A building resident suggested that some type of communication be developed to assure consistent communication between the residents and the garage personnel, when calling for their automobile. Cell phones, along with 2-way radios were discussed. Management was directed to notify G.O. Parking of this request so that they can come up with a solution.

ADJOURNMENT

A motion was made and seconded to adjourn the meeting at 9:55.M. The next Board meeting is scheduled for Tuesday, May 20, 2003 at 7:00P.M.

Respectfully submitted:

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Sanford Klein, Secretary

THE MARCH 2003 TREASURER'S REPORT

As of March 31, 2003, 2500 Lakeview Association had $8484.48 in the operating account, $273,142.21 in a money market account and $141,000 in a certificate of deposit. Thus, the Association had total funds of $422,626.69. This amount differs from the total amount of $443,676.43 by $21,049.74 due to a "Reserve Contribution in Transit." Management should explain why the Association was again charged a Bank Fee

of $294.00. This is the second month that the Association has been charged a Bank Fee. With the significant amount of funds held at our bank, we should not be incurring, or be charged, bank fees

The following comments were noted concerning the Comparative Income Statement for the period ending March 31, 2003:

Account Number (No.) 3201-0000, Total Income – Negative variance of $4504, or 1.50%. This negative variance is lower than last month and is mainly due to negative Garage Income of $3100 and Repair Tickets being less than projected by $1074. The negative garage income should be monitored to assist the Board of Directors in determining if parking fees should be increased later this year. Repair Ticket income may increase over the year. The Board could consider raising the rates charged to Unit Owners to increase this source or income; but, that approach is not recommended. Management should also continue to pursue the payment of what appears to be the last outstanding special assessment.

Account No. 7299-0000, Total Payroll Expenses – Negative variance of $1651, or 1.78%. This negative variance is significantly lower than last month and is due to Janitor's Salaries, Doormen's Salaries and Workmen's Compensation being greater than budget. Due to the reduction in the size of this negative variance from last month, this negative variance may be eliminated during the year.

Account No. 7399-0000, Total Utility Expense – Positive variance of $2605, or 5.11%, due to positive variances in Water and Sewer and Electricity. Note that this positive variance is significantly lower than last month, which may indicate that this year's utility expenses will be closer to budget than last year.

Account No. 7591-0000, Total Building Services – Positive variance of $5004, or 26.07% mainly due to an incorrect positive variance in Landscaping Exterior and a positive variance in the Scavenger account. The incorrect positive variance was identified in the last Treasurer's Report; but, Management continues their policy of not addressing issues raised in the reports.

Account No. 8499-0000, Total Repairs and Maintenance – Negative variance of $4117, or 11.16%, mainly due to negative variances in the Janitor Supplies and Window Repairs accounts. Management should explain why there is such a large negative variance in the Janitor Supplies account. The large negative variance in the Window Repairs account is due to the payment in 2003 of Window Repair expenses incurred in 2002.

Account No. 9391-0000, Total General and Administrative – Negative variance of $15,800, or 23.39%, mainly due to the timing of the final payment of Loan No. 1 which was not included in this year's budget.

Account No. 9499-0000, Total Taxes – Positive variance of $121, or 5.63%, is immaterial.

Account No. 9591-0000, Total Reserve Contributions – Negative variance of $990, or 4.7%, due to a Reserve Interest Income entry of $990. As discussed in several Treasurer's Reports, a negative variance in this category is good because the Association has contributed more to the Reserve Fund than budgeted.

Account No. 9900-0000, Total Operating Expenses – Negative variance of $14,828, or 5.1%, due to the net effect of the variances discussed hereinbefore. Note that this negative variance is higher than last month and should be monitored closely.

Account No. 9902-0000, Net Operating Income – Through March 31, 2003, the Association collected $13,088 more than it spent ($8952 - $22,040 Reserve Fund Contribution).

Account No. 9990-0000, Total Extraordinary Expense –Positive variance of $55,048 mainly due to incorrect positive variances in Locker Room/Toilet Renovation and Emergency Light Fixtures. Management should correct these positive variances.

During the period, a letter was distributed to the Unit Owners summarizing the Financial Statements for the Years ending December 31, 2002, and 2001.

Submitted by James G. Gatz, Treasurer, 2500 Lakeview Association