

**2500 LAKE VIEW ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, JULY 15, 2003**

A regular meeting of the Board of Directors of the 2500 Lakeview Association was held on Tuesday, July 15, 2003, at 7:00 P.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:

Lottie Bell, Property Manager, LaThomus Property Services, LLC.

There were 3 Unit Owners present.

OPEN FORUM

An owner indicated to the Board that many dog owners followed the rules related to pets; thus the Board should not judge all pet owners by the few that do not follow the rules.

A unit owner commented that protection for the new carpeting should be decided upon and purchased as soon as possible. It was also suggested that a memo be circulated to all residents requesting they report spills and stains to management.

A unit owner requested better security in the pool entry as a result of people climbing over roofs to get to our pool. The Board indicated they would address the matter.

CALL TO ORDER

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

In advance of the regular agenda, Keith Olson provided an update on the progress of the hallway carpeting and painting project. The Board approved additional expenditures to complete the project: replacement of the hallway emergency exit lights, replacement of defective hallway outlets, dumpster rental, project security, and the labor required to modify the hallway fixtures and purchase new bulbs.

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

RESOLVED to approve the expenditure of funds not to exceed \$25,000, to replace hallways emergency lights, defective outlets, remove/remount hallway fixtures with new bulbs, dumpster rental, and project security.

Mr. Olson indicated we have the permits for the 2nd floor project and the work will begin upon the closing of the pool for the season.

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 June 17, 2003, as amended.

WAIVER OF RIGHT OF FIRST REFUSAL

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

RESOLVED to approve the following:

RENTAL #1604 from Mr. & Mrs. Marnicle/Wang to Mr. Hess (presently of #902).

TREASURER'S REPORT (attached)

Approval of the Treasurer's was postponed until a report on the June financials is received from Mr. Gatz.

MANAGEMENT REPORT

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

There was a discussion regarding informational items on the report.

OLD BUSINESS

It was reported that Mr. Pearlstein's office indicated that the Association could not collect

the outstanding balance of the garage special assessment from a previous owner. The Board felt that LaThomus should be held accountable because they indicated there was not an outstanding balance when the unit was sold. Management was asked to explain how this error occurred.

Due to the dismissal of an employee, a discussion took place regarding overtime charges passed on by G. O. Parking to the Association. It was determined that it was G. O.'s responsibility to provide shift coverage without penalty to the Association.

The Board asked management for an update on the window repair program. Management indicated the inspection will be completed in July and the work in August.

Management is working on a window replacement report.

Management indicated the defibrillator training has not yet been scheduled.

The Board indicated to management that there have been reports that some of the doormen have been away from their posts for long periods of time. Management said they would address the matter.

A question was raised regarding the status of the license agreement for units #190 1 & 1902. Mr. Gould was asked to contact Mr. Pearlstein regarding his invoice once the agreement is finalized.

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

RESOLVED to levy a fine of \$100.00 to Ms. Malec (#801) for a class two violation of the Pet Rules.

Management was to caution Ms. Malec that future violations could result in additional fines.

NEW BUSINESS

There was concern expressed that individuals are being allowed to move in the building after 5:PM, thereby tying up the elevator. Management was asked to look into this matter.

Mr. Gould requested the Board approve a supplement to the declaration for the use of the common elements to combine two units.

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

RESOLVED to approve the supplement to the declaration for use of the common elements to combine units #1601 & 1602. (Management will provide appropriate number for the supplement).

Items on the To Do List were reviewed with management for updates.

There was some discussion regarding the percentage of units being rented in the building. It was decided that this matter should be examined in detail at a later time.

ADJOURNMENT

A motion was made and seconded to adjourn the meeting at 9:45P.M. The next Board meeting is scheduled for Tuesday, September 16, 2003 at 6:30P.M. followed at 7:00PM by the Association's Annual Meeting.

Respectfully submitted:
Sanford Klein, Secretary

MANAGEMENT REPORT BOARD OF DIRECTORS MEETING 2500 LAKE VLEW ASSOCIATION JULY 15, 2003

ACTION / DISCUSSION ITEMS

Hallway Renovation Project —Vranas & Olsen has been hired to oversee this project. Mr. Klein, management and maintenance staff met with Keith Olsen, the painting contractor and the carpet representative on Wednesday, July 2, 2003 to discuss this work. Many items were discussed at this meeting. Preliminary prices were discussed and will be updated by Mr. Olsen at the board meeting. Some of these items will need board approval. These items have been included below for discussion.

ITEM I

Replacement of all hallway lighting (bulbs) prior to installation of new fixtures:

Bulb price (best price) \$9.69/per bulb

Floors 26-35= 9 floors x 5 fixtures (per floor) x 2 bulbs (per fixture)= 90 bulbs

Floors 2-25= 24 floors x 8 fixtures (per floor) x 2 bulbs (per fixture) = 384 bulbs

Total bulbs needed 474 x \$9.69 = \$4,593.06

ITEM II

Replacement of electrical outlets:

Mr. Olsen quoted \$20 -\$25 per outlet, installed. May be less in price.

All outlet covers will be painted unless they are cracked (new installed)

Only replacement of outlets that do NOT work 9 broken x \$20.00=\$180.00

Replacement of all outlets 68 (2 per floor) x \$20.00= \$1,360.00

ITEM III

Emergency Lighting: Budgeted Item: Emergency Lighting in 2003 \$51,782.00

2 Models available 2 per floor = 68 units needed

Bigger unit costs \$150 installed **68 x \$150.00 = \$10,200.00**

Newer (sleeker) unit costs \$350 installed **68 x \$350.00=\$23,800.00**

Mr. Olsen is trying to get this cost lowered.

ALSO: New bulbs will be needed when the fixtures are replaced. Present fixtures use different bulbs. Approximate cost is \$68.00 total (\$1.00 per bulb)

INFORMATION

Pool Update - The pool heater is out of service. Maintenance tried to replace a part in this mechanism but was unsuccessful. The manufacturer is scheduled to come and repair this part by July 11, 2003.

Special Assessment Invoice --At the June board meeting, management was instructed to contact the Association's attorney regarding the special assessment due from a previous Unit Owner. Attached is the information from our attorney regarding this situation.

Security Situation - Over the holiday weekend, a resident noticed a couple lounging at the pool that did not live here. The doorman was notified and asked them to leave, which they did. The doorman stated that they lived next door to us. A fence used to be attached to the garage roof prior to the garage renovation. At that time, it was decided that another fence should not be placed in this area.

For safety purposes, should a "No Trespassing" sign be placed in this area or are there any other suggestions at this time?