

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

**MINUTES
8/18/04**

Of a Board of Directors Meeting held on Wednesday, August 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; Randall Hall, Vice President; James Gatz, Treasurer; 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 7:08 p.m.

Wolin-Levin, Inc. - Bob Levin, President

Bob Levin, President of Wolin-Levin, Inc. was present to explain the recent partnership of Wolin-Levin, Inc. with FirstService. Mr. Levin reported that he still owns a substantial interest in Wolin-Levin, Inc. and expects the merger will bring improvements in service to clients through advanced computer systems and team efforts in bringing about better contract rates. No drastic changes are expected. Staffing will remain the same.

Minutes

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

Resolved: To approve the minutes of the June 16, 2004 meeting as written.

OPEN FORUM

Owners present commented on evacuation signage and the need for additional lighting in the deck area.

FINANCIAL REPORT

Mr. Gatz, Treasurer, commented on the July Financial statement noting that total funds available stood at \$260,914.45. Large negative variances in capital line items were due to timing of payments of the 2nd floor projects which were budgeted in 2003 but paid in 2004.

MANAGEMENT REPORT

A management report was previously distributed and reviewed, as were spreadsheets on current projects, and building rounds summary sheets.

OLD BUSINESS

Storage in Garage Parking Spaces

It was agreed that the current rule that no items be stored in parking spaces would be upheld. Owners still having bikes or other items in parking spaces would be asked to remove them promptly.

Phoenix Invoice

The association attorney, Marc Pearlstein, will be asked to review the response letters from Phoenix and to inform them the exercise room floor must be totally replaced. Management will obtain bids for the replacement to determine the correct costs.

CTL

An informal meeting with the Board and CTL/Jesse Horvath/Kevin Michaels will be set up for September 2, 2004 at 7:00 p.m. to discuss the window leakage and the recent garage study.

Annual Meeting

11 nominations were received to fill the 3 vacancies for the upcoming Board of Directors election on September 21, 2004. Four of the eleven accepted. The ballots and candidate profiles will be mailed to all owners by August 22, 2004.

Smoke Tower

The Safety Committee will consult Schirmer Engineering regarding the necessity of the tower and testing it.

Insurance Letter

The Safety Committee will discuss the need for smoke detectors and an annunciator panel with Schirmer Engineering. These items were recommended by the current building insurer.

2005 Budget

The Board will meet on September 23, 2004, to discuss the proposed 2005 budget; a draft was prepared by management and distributed to the board.

Carpet Guard

Management will discuss with an owner what measures could be taken to protect the carpet outside their door which shows frequent wear and tear due to the use of a wheelchair.

Whirlpool Leak

The owner of unit 2002 has been asked to show proof that their whirlpool has been repaired to attain proper installation. A plumber determined that the tub was improperly installed for use with a shower.

Evacuation Signage

Work continues in procuring proper evacuation signage for the building. Once the floor plan signs are ready, a second unit owner session will be held with Schirmer Engineering to go over the plan.

New Rule

Upon a motion duly made by Randal Hall, seconded by Greg Angelopoulos, and carried by unanimous vote, it was

Resolved: The smoking be prohibited on the outside pool deck area and egress walkway; smoking will be permitted in the barbecue area; a \$25 fine would be levied for violation of the rule; owners will be notified by mail of the change and will have 30 days to voice any objection.

Adjournment

There being no further business the meeting was adjourned into Executive Session at 8:50 p.m. The next meeting will be the Annual Homeowners Meeting on September 21, 2004.

Approval Lease 1003

Approval of the lease for unit 1003 was deferred pending information of who the owner is and who is authorized to sign as lessor.

Collection

The account of unit 1003 will be turned over to the attorney for collection.

Fine - Dog

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

Resolved: That the Association attorney inform unit 802 that she is to be fined \$250 for a recent dog nuisance problem and that a one-year probation period be instated whereby the dog would be removed from the building should any further problems occur.

Adjournment

There being no further business, the meeting was adjourned at 9:20 p.m.