

BOARD OF DIRECTORS MEETING  
2500 LAKEVIEW ASSOCIATION  
Chicago, Illinois

MINUTES  
9/21/04

Of a regular Board of Directors Meeting held on Tuesday, September 21, 2004, at 6:30 p.m. in the Hospitality Room. Present were Board Members: Randall Hall, Vice President; James Gatz, Treasurer; Sanford Klein, Director; Gregory Angelopoulos, Secretary; and Erik Gould, Director. Representing Management was Eileen Tardy of Wolin-Levin, Inc. Building Manager.

**CALL TO ORDER**

There being a quorum of Board Members present, in the absence of Cheryl Tama Oblander, President, the meeting was called to order by Vice President Randal Hall at 6:40 p.m.

**FINANCIAL REPORT**

Mr. Gatz, Treasurer, reported on the August 2004 Financial Statement; his full report is attached. Management was asked to clarify the loan payment line item and the WPS gas charges. A positive variance was noted in income and expenses.

**MINUTES**

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

**Resolved:** To dispense with the reading of the August 18, 2004, Meeting minutes and approve them with the correction of one typo.

**MANAGEMENT REPORT**

A management report prepared by Eileen Tardy, Building Manager, and distributed to the Board prior to the meeting was reviewed.

**Balcony Repairs**

CTL will be asked to come out and repair the underneath corner section of unit 605's balcony. While CTL states that damage was not a part of the balcony repairs performed in the Fall of 2003, the owner of unit 505 states the workers came in and hit that spot with a sledgehammer while inspecting balcony, creating the damage, and never repaired it; a piece of concrete fell off during the inspection process.

**OLD BUSINESS**

**Exercise Room Floor**

Removal of the flooring in the new section of the Exercise Room has been scheduled for Friday, September 24, 2004. The Board authorized management to have CTL come out once the floor is up and determine the source of water infiltration before the new floor is laid.

**"No Smoking" Rule**

Upon a motion duly made by James Gatz, seconded by Erik Gould, and carried by unanimous vote, it was,

**Resolved:** To approve the "No Smoking on the Pool Deck" rule; the rule was distributed 30 days prior to this meeting as required by Condominium Law. Appropriate signage will be posted immediately.

**Leak 3104**

Discussion and review of correspondence from unit 3104 regarding window leakage was deferred until the next meeting.

**Locker Request**

Discussion of a request by a unit owner for a new locker was deferred until the next meeting.

**Stove**

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

**Resolved:** To purchase a new self-cleaning stove for the Hospitality Room at a cost not to exceed \$700; the purchase should be of the same type and quality as the present stove.

**Approval of Rentals**

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

**Resolved:** To waive the right of first approval and approve the rentals of units 2203 and 2201.

**Approval of Sale**

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

**Resolved:** To waive the right of first refusal and approve the sale of 3204 for \$642,000.

**Holiday Lights**

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

**Resolved:** To approve the bid of Whiteway to provide holiday lights to the exterior of the building at a cost not to exceed \$3,000.

**Adjournment**

There being no further business the meeting was adjourn at the call of the Chair at 7:04 p.m. and was immediately followed by the Annual Homeowners Meeting.