

BOARD OF DIRECTORS MEETING  
2500 LAKEVIEW ASSOCIATION  
Chicago, Illinois

MINUTES  
1/19/05

Of a regular Board of Directors Meeting held on Wednesday, January 19, 2005, at 7:00 p.m. in the Hospitality Room. Present were Board Members: Cheryl Tama Oblander, President; Gregory Angelopoulos, Vice President; James Gatz, Treasurer; Darlene Chansky, Secretary; and Sanford Klein, Director. Representing Management was Tairre Sutton, Property Supervisor, and Eileen Tardy of Wolin-Levin, Inc. Property Manager.

**CALL TO ORDER**

There being a quorum of Board Members present, the meeting was called to order by Cheryl Tama Oblander, Board President, at 7:07 p.m.

**Board Meeting Guidelines**

Cheryl Tama Oblander welcomed all to the first meeting of 2005, noting that meeting guidelines had been drawn up and would be followed in order to facilitate the business at hand and to successfully tend to all owner comments and requests. A copy of the guidelines is attached.

**OPEN FORUM**

Owners present commented on the process of having unit owner requests put on the meeting agenda, a TV survey which showed owners who did not wish the Association to purchase a big screen TV for the Hospitality Room, scotchguarding the hallway carpet, leaving the exterior holiday lights on, and the recent cleaning of the hallway carpets which seemed to not enhance the look of the carpet.

**MINUTES**

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

**Resolved:** To approve the minutes of the 11/30/04 meeting as amended.

**TREASURER'S REPORT**

Mr. Gatz, Treasurer, reviewed the December year-end financial statement noting that in 2004 Income exceeded budget by \$11,000 and Expenses were below budget by \$51,000. Capital Expenditures showed a negative variance due to 2003 budgeted items being paid in 2004. As of December 31, 2004 there was \$35,130.83 in operating, and \$378,914.77 in Reserves for a total of \$414,045 cash on hand.

**MANAGEMENT REPORT**

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

**Front Stairs**

Because there is concern regarding color match and warranty if the manufacturer were to replace only 8 stairs, the board instructed management to inform Takao Nagai that the proposal to partially replace cracked stairs was unacceptable. All stairs should be replaced and warrantied at no charge to the Association. If necessary, legal counsel will be asked to intervene.

## **OLD BUSINESS**

### **Laundry Room**

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

**Resolved:** That Cheryl Tama Oblander be authorized to approve the final rider to the contract with Family Pride Laundries to make adjustments to the laundry machine drainage system provided they warranty their work and if the adjustments do not alleviate the overflow situation, the 1 1/2-year extension to their contract be denied.

### **Reserve Study**

Upon a motion duly made by Cheryl Tama Oblander, seconded by Sanford Klein, and carried by a vote of 4 Yes, and 1 No (James Gatz), it was,

**Resolved:** To approve the reserve study in current form and seek an amendment in 2005 if the cost of the window project is determined.

### **Amended Declaration**

Approval of the amendments to the Association Declaration was tabled until such time as the committee reviews the entire document.

### **Peer Review**

Wiss Janney Elstner and Klein & Hoffman will be asked to meet with the board on February 1 or February 3 to go over their bids to perform a peer review of the repairs proposed by CTL/Horvath.

A spreadsheet will be drawn up to more clearly outline the work proposed by CTL for 2005.

### **Garage Pipe Insulate**

A meeting will be set up with James Gatz and the contractors who bid on covering the garage pipes, Stevens and Johns Plumbing.

### **Shut Off Valve Replacement**

Upon a motion made by Cheryl Tama Oblander, seconded by Darlene Chansky, and carried by unanimous vote, it was,

**Resolved:** To accept the bid of Monroe Heating to replace 4 shut off valves at a Cost not to exceed \$3,500.

### **Common Area Key Change**

Changing the common area keys will proceed immediately. The current high security patent on the common area keys has expired.

### **Mirror Repair**

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

**Resolved:** To proceed with resetting specified hallway mirrors according to the proposal Of Midwest Glass, at a cost not to exceed \$6,000; #3 mirrors needing to be replaced should be done first to facilitate the installation of hallway evacuation signage.

### **Smoke Tower Inspection**

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

**Resolved:** To approve the contract of Tyco Simplex to perform an inspection of the building smoke tower system at a cost not to exceed \$3,010.

### **Holiday Lights**

It was agreed that the exterior holiday lights be turned back on and left on until such time as they are removed.

### **HVAC Computer**

A decision to move the HVAC computer was tabled until the next meeting.

### **Pool Gate**

A decision on installing a pool gate was deferred until it can be determined what the legal requirements are based on the configuration of the building pool area.

### **Approval Construction**

The Board approved the construction plans of unit 1205 provided the building requirements regarding construction and flooring installation are met.

### **Life Safety**

The Life Safety form required by the City will be submitted by management.

### **Life Safety Evaluation**

Upon a motion duly made by Cheryl Tama Oblander, seconded by Darlene Chansky, and carried by unanimous vote, it was:

**Resolved:** To authorize management to seek a proposal from Schirmer Engineering to perform the Life Safety Evaluation required by the City.

### **Holiday Tree Removal**

Upon a motion duly made by Greg Angelopoulos, seconded by Darlene Chansky, and carried by a vote of 4 Yes, and 1 abstention (James Gatz), it was,

**Resolved:** To remove the \$15 charge for tree disposal by staff from those owner accounts that were recently charged; this practice will be reconsidered for next season.

### **RCN**

Management will ask RCN to submit a proposal to provide bulk digital cable service. RCN representatives will be at the building February 22 and 23 to talk to owners about the services they provide.

### **Carpet**

Management will review the warranty with the carpet manufacturer to see when and if the carpet should be scotchguarded.

**Agenda**

It was agreed that unit owners would present their issues under the Owner Comment section of the meeting and not during the body of the meeting.

**DHLA**

The Spring meeting of the Diversey Harbor Lakeview Association meeting will be held at 2500 Lakeview; date and time will be posted. Refreshments will be served.

**3403 - Estate Sale**

Management will ask the owner of unit 3403 to outline exactly how he intends to conduct an estate sale in his unit. Additional doorman or security person should be provided by the owner and issues such as how items will be moved out, and how many persons are expected must be answered before board approval is given.

**Safety Committee**

Sanford Klein, Greg Angelopoulos, James Gatz, and Darlene Chansky will head a committee to look into the necessity for additional security cameras.

**Adjournment**

There being no further business, the meeting was adjourned at the call of the Chair at 9:14 p.m. and was immediately followed by an Executive Session.