

BOARD OF DIRECTORS MEETING
2500 LAKEVIEW ASSOCIATION
Chicago, Illinois
MINUTES
10/18/06

Of a regular Board of Directors Meeting held on Wednesday, October 18, 2006 at 7:00 p.m. in the Hospitality Room. Present were Board Members: Cheryl Tama Oblander, President; Sanford Klein, V.P/Secretary; Darlene Chansky, Treasurer; James Gatz, Director; and Marlene Golembo, Director. Representing Management was Ron Heilbrunn of Wolin-Levin, Inc. and Eileen Tardy, Property Manager

CALL TO ORDER

There being a quorum of Board Members present, Cheryl Tama Oblander, President, called the meeting to order at 7:03 p.m.

ELECTION OF OFFICERS

A motion was duly made by Marlene Golembo to nominate Sanford Klein as President; Mr. Klein declined the nomination.

Upon a motion duly made by Sanford Klein, seconded by Darlene Chansky, and carried by a vote of 4 Yes (Mr. Gould by proxy), and 2 No, (James Gatz, and Marlene Golembo), vote, it was,

Resolved: To elect Cheryl Tama Oblander as President

Upon a motion duly made by Cheryl Tama Oblander, seconded by Marlene Golembo, and carried by a vote of 4 Yes (Mr. Gould by proxy), and 1 No, (James Gatz) and 1 Abstain (Sanford Klein), it was,

Resolved: To elect Sanford Klein as Vice President

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

Resolved: To elect Darlene Chansky as Treasurer.

Upon a motion duly made by Cheryl Tama Oblander, seconded by Sanford Klein, and carried by a vote of 4 Yes, (Mr. Gould by proxy), and 2 No, (James Gatz, Marlene Golembo), it was,

Resolved: To elect Marlene Golembo as Secretary.

OWNERS COMMENTS

An owner commented on balcony door leakage and requested Board approval for her to see the engineers report on what work had been done in the area of her balcony since 2004, and the recent summary of leakage investigation by Jesse Horvath. The Board agreed to this request.

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 9/20/06 meeting as amended.

TREASURERS REPORT

As of August 31, 2006, there was -(\$20,237.27) in the operating account, \$79,785.20 in the Chase Business Money Market Account, \$146,055.20 in the First Trust MMF, \$100,389.99 in a 12 month CD at Countrywide Bank at 4.84% Apr, \$101,726.26 in a 12 month CD at Fifth Third Bank at 4.55% Apr, a \$104,163.46 12 month CD at Corus Bank at 4.10% Apr, \$100,000 in a 13-month CD at Park National at 5% Apr., and a 6 month CD at La Salle National Bank for \$100,075.35 at 4.23% Apr., for total funds available of \$711,959.09. The complete report is attached to these minutes. A CD at LaSalle Bank, which came due on October 12, 2006, will be renewed at 5.02% for a period of 11 months for \$100,000. The \$2,514.39 in interest gained on the expiring CD was transferred into the operating account.

Management will make changes to various line items on the financials to correctly reflect the budget and expenses. Management will supply bank signature cards at every annual meeting so immediate changes can be made if there is a turnover in Board members.

MANAGEMENT REPORT

A management report, distributed to the Board prior to the meeting, was reviewed.

Holiday Lights

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

Resolved: To accept the proposal of Kinsella Landscapers to install the holiday lights in the front of the building at a cost not to exceed \$4,300.

Garage Committee

The Garage Committee has been meeting with Standard Parking on a regular basis during the transition period. Highlights of their summary were:

- Attendants now carry walkie-talkies to communicate with building staff if necessary;
- Standard Parking is working on increasing garage revenue by soliciting outside parking;
- A loading zone will be designated on the 1st floor;
- Overtime will be limited as much as possible;
- A list of safety instructions will be drawn up for drivers;
- Late fee recommendations will be forthcoming;
- Garage and parking rules are being revised.

OLD BUSINESS

Changes to Declaration

The Board has been working with the Association attorney to propose changes to the 2500 Lakeview Association Declaration. It was felt that the suggested changes would remove items from the Declaration that would be best covered in the Rules & Regulations. The changes would require a 75% vote of the ownership at a specially called meeting:

Upon a motion duly made by Cheryl Tama Oblander, seconded by Sanford Klein, and carried by a vote of 5 Yes (Mr. Gould by Proxy) and 1 No, (Mr. Gatz), it was,

Resolved: To accept and proceed with the following amendments to the Declaration

1. Amend Article XI to delete specific provisions governing the operation of the garage and to give the Board authority to operate the garage subject to reasonable rules as shall be adopted from time to time.
2. Amend Article XVII to provide that the Board may prescribe such rules and regulations as may be necessary regarding Unit Owner alterations, additions or improvements within Units, and specifically permitting adoption of rules regarding the installation of hard-surface flooring.
3. Amend Article XXI that leasing of units be subject to reasonable rules as the Board shall adopt from time to time.
4. Amend Article XXIII to allow the Board to accelerate assessments through the end of the fiscal year in the event of default by any Owner.
5. Amend Article V, Section 1 of the By-Laws to increase the size of the Board from six (6) to seven (7) members.

2007 Proposed Budget

Management will poll all Board members to secure a date to hold a budget meeting between October 20, 2006 and November 10, 2006.

2007 Meeting Dates

Board meeting will be held on the 3rd Wednesday of each month for the remainder of 2006, and on the 4th Wednesday of each month for 2007.

Construction 3301/02

No decision was made on the request of the owner of unit 3301/01 to place stacked air conditioning units on his balcony. The owner has declined a proposal from structural engineers to determine if stackable units are feasible. Erik Gould will be asked to talk to Mr. Schneiderman to determine what the next step in the process would be and report back to the Board.

NEW BUSINESS

Exercise Bike

Upon a motion made by James Gatz, seconded by Darlene Chansky, and carried by a vote of 3 Yes, and 2 No (Sandy Klein, Erik Gould by Proxy), and 1 abstain (Cheryl Tama Oblander), it was,

Resolved: To decline the purchase of an exercise bike for the building from Mrs. David.

Leak Issue 3502

The owner of unit 3502 will contact her insurance regarding mold testing; the building insurance covers claims up to the drywall and since the area of concern is under the carpet and wood floors, it would fall under the owner's personal homeowners insurance.

Owner Letter regarding Columbus Project

Management will provide an owner with information on what the building is doing regarding the proposed Columbus construction project. Management will also check with the building insurance to see what, if any, coverage is provided by the building policy for any damage sustained during the construction.

Holiday Party

The Annual Homeowners holiday party will be held on Sunday, December 10, 2006, from 6-8pm. In the Hospitality Room. A sign-up sheet will be posted at the doorman station.

Change Order #15

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

Resolved: To approve change order #15 to Berglund Construction in the amount of \$6,521.07.

Final Payment to Berglund

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

Resolved: To approve the final payment of \$41,439.48 to Berglund Construction for the exterior repairs completed in 2006.

Adjournment

There being no further business the meeting was adjourned at the call of the Chair at 8:40 p.m.

**AUGUST 2006 TREASURER'S REPORT
FOR THE PERIOD JANUARY 1 - AUGUST 31, 2006
2500 LAKEVIEW**

The financial report, issued by Wolin - Levin, Inc., indicates that 2500 Lakeview Association owed (\$20,237.27) to the operating account and had \$732,196.36 in the reserve accounts. Total funds available for the period ending August 31, 2006 were \$711,959.09.

Beginning Balance	\$ 4,202.05
Total Income	\$ 110,748.01
Expenses	\$ 136,004.44
Reimbursements	\$ 817.11
Total Income over Expenses	\$ (20,237.27)

Funds in the reserve accounts breakdown as follows:

\$ 79,785.10	Chase Business Savings (3.25%)(\$79,565.49 Beginning Balance + Interest \$219.61)
\$146,056.20	FIRSTTRUST Business Savings (4.86%)	(\$109,783.61 Beginning Balance + Deposit \$35,724.46+Interest \$548.13)
\$100,075.35	LaSalle Bank CD	- 6 mo. @ 5.00% APR- Maturity Date 10/15/06
\$101,726.26	Fifth Third Bank CD	-12 mo. @ 4.55% APR- Maturity Date 1/13/07
\$100,000.00	Corus Bank CD	-12 mo. @ 5.54% APR - Maturity Date 7/12/007 (Interest \$4,163.46)
\$100,000.00	Countrywide Bank CD	-12 mo. @ 4.84% APR - Maturity Date 11/23/06 (Interest \$389.99)
\$100,000.00	Park National CD	-13 mo. @ 5.00% APR - Maturity Date 3/24/07

Reviewing the Statement of Income and Expenses for the period January 1 - August 31, 2006 the following was noted:

Net loss was \$24,439.32 for August and net loss YTD is \$40,399.78. Reserve funds will cover this loss.

Total **Administrative** is \$2,250 over budget for August and \$5,391 over budget year-to-date (YTD).

-Legal (5310/607000) is \$1,805 over budget for August and \$8,079 over budget YTD. For review of contracts and consulting.

Total **Building Services** is \$2,006 under budget for August and \$15,882 under budget YTD.

-Window Washing (6130/708100) is \$1,175 under budget for August and \$4,610 under budget YTD. Expenses incurred last year paid this year were \$2395.

Total **Utilities** is \$4,505 under budget for August and \$27,721 under budget YTD.

-Electric (5520/502000) is \$3,339 under budget for August and \$8,289 under budget YTD. Expenses incurred last year paid this year were \$9345.68.

-Water 503000 is \$2,833 over budget for August and \$539 under budget YTD.

Total **Payroll** (This was included under Building Services prior to the new accounting system.)

-Janitor Helper (553200) is \$2,789 over budget YTD.

-Health & Welfare Janitors (5440/572002) is combined with 572000 and 572001.

-Health & Welfare (5440/57200,572001&572002) is \$119 over budget for August and \$3,810 over budget YTD.

-Workers Comp Ins (5321/582000) is \$905 under budget for August and \$3,394 over budget YTD. Duplicate payment and expenses incurred last year paid this year were \$4296.40. Insurance is prepaid and should be under budget at year-end.

-MiscTaxes (5330/565000) are \$418 under budget for August and \$1,710 over budget YTD, due to three payroll periods in March.

-FICA Taxes (575000) (were included under Payroll taxes) are \$63 under budget for August and \$1,479 under budget YTD.

Total **Repairs and Maintenance** is \$2,727 over budget for August and \$29,082 over budget YTD. Mainly due to garage expense.

-Misc Repairs (801300) are \$1,751 over budget for August and \$1,529 under budget YTD.

-Building Supplies (801500) are \$680 over budget for August and \$1,792 over budget YTD.

-Garage (7261/802200) GO is \$26,138 over budget YTD. The figures from Standard have not been included. The November and December deficits of \$2,290 were paid this year.

-Doors & Locks (6137/808100) are \$167 under budget for August and \$1,152 over budget YTD.

-Window Maintenance (808202) is \$3,780 under budget for August and \$2,940 over budget YTD.

-Painting (809400) is \$43 under budget for August and \$3,276 over budget YTD. (This was under Capital Expenses on prior acct. system)

-Equipment Repair and Replacement (5195/81100) is \$ 1,450 over budget for August and \$2,438 over budget YTD.

-HVAC (815000) is \$64 over budget for August and \$1,774 over budget YTD.

-AC System (815100) is \$3,603 over budget YTD and \$917 over budget YTD.

-Plumbing (5120/817000) is \$158 over budget for August and \$5,311 over budget YTD.

Total **Operating Expenses** are \$4,043 under budget for August and \$24,036 under budget YTD.

Total **Capital Expenses** are \$8,778 over budget for August and \$17,885 under budget YTD.

-Capital Exterior Repairs (901100) is \$8,333 under budget for August and \$24,930 over budget YTD.

-Capital Security (7063/901600) is at budget for August and \$5,444 under budget YTD.

-Capital Ext Facade (904000) is \$17,194 over budget for August and \$8,127 under budget YTD.

-Cap-Window Repair (908201) is \$875 over budget for August and \$875 over budget YTD.

-Capital Hot Water System (7202/917100) is at budget for August and \$950 over budget YTD.

Grand Total Expenses are \$4,735 over budget for August and \$41,921 under budget YTD.

The reserve funds contributions budget was \$31,561 and \$35,724.46 was contributed for the period August 1-31, 2006. Reserve fund contributions were \$254,925.46 and interest income transferred to reserve funds was \$13,829 for the period January 1-August 31, 2006.

The details for account expenditures can be found on the GL Disbursement Register and the AP Cash Disbursement Report.

Submitted by Darlene Chansky, Treasurer, 2500 Lakeview Association