

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

**MINUTES  
10/20/03**

Of a regular Board of Directors Meeting held on Monday, October 20, 2003, at 7:00 p.m. in the Hospitality Room. Present were Board Members: Cheryl Tama Oblander, President; Gregory Angelopoulos, James Gatz; Sanford Klein, Randall Hall, and Erik Gould,. 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 7:05 p.m.

**ELECTION OF OFFICERS**

Mr. Gatz made a proposal for a slate of officers which was discussed by the board members.

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

**Resolved:** To accept the following as officers:

Cheryl Tama Oblander, President  
Randall Hall, Vice President  
James G. Gatz, Treasurer  
Gregory Angelopoulos, Secretary

**OPEN FORUM**

Owners present commented on painting the hallway from the garage into the lobby, painting the lobby walls, an evacuation plan, windows, exercise equipment, power washing of the garage, repairs needed in the laundry room, and color choices for the 2<sup>nd</sup> floor tile and walls. Construction plans of unit 1505 will be reviewed by the Board and considered for approval at a later date.

**MINUTES**

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

**Resolved:** To dispense with the reading of the September 16, 2003 Meeting and approve them as presented with minor changes to how they are titled.

**MANAGEMENT REPORT**

A management report prepared by Eileen Tardy, Building Manager, and distributed to the Board prior to the meeting was reviewed. A copy of the report is attached as a part of the minutes.

**Hallway/Chute Room Door Knobs**

Four sample doorknobs were available. The knobs will be stored in Tim's office for all board members to view and a decision will be made at the next meeting.

**Holiday Party**

The annual holiday party will be held on December 14, 2003 from 6:00 p.m. - 8:00 p.m. Management will approach a neighborhood restaurant to see if they will honor their promise to cater the party food at no cost to the Association as a promotion.

## **2500 Lakeview Association**

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### **Window Leak Investigation**

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

**Resolved:** To approve payment of the LM Consultants invoice at a cost not to exceed \$2,700 to investigate window leaks and prepare a report on the same.

### **Fire/Safety/Security**

A sub-committee comprised of Greg Angelopoulos, Cheryl Tama Oblander, and Erik Gould, was formed to evaluate building needs in regard to fire safety and security and make recommendations on a building evacuation plan. They will also evaluate the need for a buzzer system for the employee kitchen so doormen will know when someone is waiting at the entrance doors.

### **Doorman's Station**

Management was authorized to purchase a new chair for the doorman's station. The Board will give further consideration to remodeling the doorman's desk when finalizing the budget.

### **Water Heaters**

Management will seek bids to have the hot water heaters inspected and evaluated on an annual basis.

### **Smoke Alarms**

The board agreed not to stock smoke alarms in bulk for unit owners.

### **Cable TV**

Investigation continues into how cable TV is charged to unit owners in relation to combined units.

## **OLD BUSINESS**

### **Staff Bonuses**

Management will look for documentation on how staff holiday bonuses were distributed in prior years.

### **Difibrillator**

Management will set up training sessions for employees in the use of the difibrillator.

### **Garage Warranty**

Management will look for the garage repair work warranty so any follow-up repairs can be made before the warranty expires.

## **NEW BUSINESS**

### **Parking**

Staff will be reminded to not park in the carport; and owners will be reminded of the 15-minute limit on parking to unload.

### **Roof Garden**

A request of a unit owner to install a roof top garden on the garage was tabled due to cost and a general lack of interest.

### **Bank Accounts**

Due to the change of management, the current Money Market account with Bank One must be closed and a new account with Bank One opened.

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

**Resolved:** To authorize Wolin-Levin, Inc. to open a new Money Market account with Bank One and be the signatory on behalf of the 2500 Lakeview Association.

### **2004 Budget**

All line items on the 2004 Proposed Budget were thoroughly examined and some were amended. A budget meeting will be held on Thursday, October 30, 2003, at 7:00 p.m. in the hospitality room to finalize the budget and approve it for distribution to the owners.

### **Management Signage**

The Board viewed two different types of signs, one of which will be placed on the building denoting the name and number of the management company and chose the decal to be placed on the front glass.

### **Lobby Floor Cleaning**

The lobby floor will be stripped and waxed.

### **Exterior Façade Inspection/Repairs**

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

**Resolved:** To accept the proposal of CTL to perform an inspection of the façade to locate the area involved in a recent incident where a chunk of concrete loosened and fell and recommend needed repairs at a cost not to exceed \$2,500.

### **Building Fees**

In the near future, the board will re-evaluate all building fees to see if increases are warranted. These fees include sales fees, pet registration, bike fees, etc.

### **Adjournment**

There being no further business, the meeting was adjourned at the call of the Chair at 10:14 p.m. and was immediately followed by an Executive Session.