

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

**MINUTES
11/19/03**

Of a Board of Directors Meeting held on Wednesday, November 19, 2003, at 7:00 p.m. in the Hospitality Room. Present were Board Members: Gregory Angelopoulos, Secretary: James Gatz, Treasurer: Sanford Klein, Director: Randall Hall, Vice President; 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 at 7:05 p.m. In the absence of Cheryl Tatna Oblander, President, Randal Hall, Vice President, chaired the meeting.

Owners Comments

Owners commented on recent exterior balcony repairs, handicapped parking, and evacuation plans.

CTL and Western Waterproofing will be contacted to engage the warranty on the balcony work which was thought to have been performed less than five years ago.

Don Redar of Tagao Nagai and Karl Walker of Walker Parking will be contacted regarding needed repairs to the garage membrane under the existing warranty.

The Alderman's office will be contacted to install handicapped signage in front of the building per the request of a unit owner.

2nd Floor Hallway Project

Keith Olsen and Tim Kane of Olsen-Vranas, and Tom Thorton of Phoenix Builders were present to discuss the 2nd floor renovation project. Mr. Thorton presented a revised schedule showing a finish date of December 5, 2003. Both powder rooms should be completed and ready for use by November 26, 2003. Mr. Olsen will confirm the scheduled dates of December 3, 4, and 5 to refinish the exercise room flooring.

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

Resolved: To not install a key fob system in the second floor area at this time; but, to authorize Phoenix Builders to run the necessary conduit for use with low voltage wiring should a decision be made in the future to install a new electronic key entry system; the conduit should be installed at a cost not to exceed \$1,000.

Mr. Olsen will be asked to research the possibility of setting up copper tubing to serve a filtered water cooler before the dry wall is installed; the current free standing water cooler unit could then be removed.

MINUTES

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

Resolved: To approve the minutes of the October 20, 2003, and October 30, 2003, Board of Directors meeting minutes as presented.

TREASURERS REPORT

Mr. Gatz gave a verbal update due to the new formatting of the financial statements by Wolin-Levin, Inc. No major variances were noted. Management will ask GO, Parking if the Association invoice could be paid quarterly (the next being in January) instead of monthly.

MANAGEMENT REPORT

Job Descriptions

Staff job descriptions were revised and presented to the board. They will be implemented on January 1, 2004.

Cable TV

The current contract with RCN calls for a fee of \$13.95 per unit per month for cable service. RCN has been charging \$15.07 since June 2003. They have been notified of their error and will refund the difference. A unit owner was inadvertently charged 2 fees per month since August of 2002. That owner will be reimbursed.

Chute Room Door Knobs

Four sample replacement door knobs were presented; the one with the antique finish was chosen and will be installed as a sample on the 27th floor for board member review.

Evacuation Signage/Evacuation Plans

The Safety Committee will meet to decide on the City required stairwell signage. Management will investigate whether one or two signs are necessary on each inner stairwell landing due to the double door situation, and their placement. The Safety Committee will also review the current Evacuation Handbook.

Lobby Mats

Mr. Hall will review several samples for new lobby runners and inform management of the choice.

Masonite for Hallways

Eileen Tardy is finalizing the selection and purchase of the Masonite boards to protect the carpet in the common areas from workmen and movers.

Vending Machines

The Board will consider the feasibility of a vending machine in the building once the proposal is available.

Lobby Floor Waxing

The lobby and elevator floors will be stripped and waxed on Friday, November 21, 2003.

Garage Parking List

The garage parking list will be updated.

Water Outage

Randall Hall complimented the work of the building staff and management company regarding their handling of the water outage over the past weekend.

Windows

Jesse Horvath will be asked to submit a bid to fix leak problems on four units. Management will look for previous Excel worksheets denoting past window problems.

Tax Exemption for Engineer's Apartment

Chris Barich reported that the exemption form property taxes for the engineer's apartment has been received and will require renewal every three years.

Construction Unit 1601/02

Upon a motion duly made by James Gatz, seconded by Randal Hall, and carried by a vote of 4 Yes and 1 Abstain by Erik Gould, it was:

Resolved: To approve the initial demolition process of unit 1601/02 based on the plans submitted provided the drawings are accurate and no common element is affected.

Holiday Party

Zig-Zag Restaurant will provide food free of charge for the owners' holiday party on December 14, 2003. Mr. Hall will contact a caterer to set up supplemental offerings. Management will have liquid refreshments and dessert delivered to the building.

Adjournment

There being no further business, the meeting was adjourned to Executive Session at the call of the Chair at 9:15 p.m.