

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

**MINUTES
11/30/04**

Of a Board of Directors Meeting held on Tuesday, November 30, 2004, at 7:00 p.m. in the Hospitality Room. Present were Board Members: Cheryl Tama Oblander, President; Gregory Angelopoulos, Vice President; Sanford Klein, Director; James Gatz, Treasurer; Erik Gould, Director; and Darlene Chansky, Secretary. 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 7:00 p.m.

OWNERS COMMENTS

Owners present commented on the 2005 budget, exercise equipment, window leaks, fire hose nozzles, limited common areas, and removal of 2nd floor wall guards.

MINUTES

Upon a motion duly made by Greg Angelopoulos, seconded by Sanford Klein, and carried by a vote of 5 Yes, and 1 abstention (Erik Gould was not present at the meeting), it was,

Resolved: To approve the minutes of the October 20, 2004, regular Board of Directors meeting as written.

FINANCIAL REPORT

The Treasurer's report for the month of November was distributed earlier this month by Mr. Gatz, Treasurer; the full report is attached to these minutes.

2005 Budget

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

Resolved: To approve the 2005 Budget as previously distributed to unit owners with a 6.5% Increase in Assessments.

2005 Garage Budget Approval

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

Resolved: To approve the 2005 G.O. Parking Garage budget without an increase in parking fees and subject to management confirming that the management fees as stated are in line with their contract.

MANAGEMENT REPORT

A management report was previously distributed and reviewed, as were spreadsheets on current projects, and weekly building inspection reports.

OLD BUSINESS

Laundry Room Pipes

It was agreed to wait for feedback from Family Pride on the problem with overflow before changing the pipes.

Gas Purchase

Correspondence from Wolin-Levin, Inc. was available for review regarding the gas purchase program offered by Wolin-Levin, Inc.

Reserve Study Approval

Approval was deferred until the next Meeting.

NEW BUSINESS

Owner Request

It was agreed that the corner wall guards in front of unit 204 be removed as requested by the unit owner.

Pool Gate

Discussion on installing a pool gate was deferred until Spring

Old Elevator Numbers

It was agreed that once the new elevator floor numbers are installed the old ones would be removed and any damage to the paint caused by the removal be repaired.

Audit

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

Resolved: To accept the bid of Schneider Cupuro to perform the annual audit for a fee not to exceed \$4,050.

Holiday Homeowners Party

The annual holiday party will be held on Sunday, December 12, 2004, from 6:00 p.m. - 8:00 p.m. Mr. Gatz will work with management to plan the menu at a cost not to exceed \$1,000 including food and drinks.

Keys

Several owners do not provide the management office with a set of keys to their apartment in case of emergency. These owners will be notified that a locksmith will be called if there is an emergency and they are not home; the expense of the locksmith would be charged back to the owner. Staff will be reminded of policy regarding keeping the keys secure and not handing them to a third party without written approval from an owner.

Window Work/Peer Review

Discussion on a peer review was deferred until all bids are in.

Signage for Garage

Mr. Angelopoulos will work with ASI in procuring a sign denoting entry to the lobby from the garage in the same style and colors as ordered for the total building evacuation signage.

2nd Floor Artwork

A decision on purchasing additional artwork for the second floor exit hallway was deferred at this time.

Shut Off Valves

Additional bids will be sought to replace 4 faulty shut off valves in the common areas. The bid from Monroe must be clarified to show how long water will need to be off to perform the work.

Unit 1305 Construction

The construction plans submitted by unit 1305 were approved provided the only flooring being done was bathroom flooring. Sample construction plan forms will be distributed to the Board.

Evacuation Signage

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

Resolved: To pay Schirmer or their subcontractor, ASI, an amount not to exceed \$21,000 for evacuation signage which is required by law.

2005 Meeting Dates

It was agreed that the Board of Directors would meet the third Wednesday of every month in 2005, the next meeting will be January 19, 2005. There will be no meeting in December.

Amended Declaration

The Board will review the Association declaration as amended by the building attorney and consider it for approval at the next meeting.

Parking

Management will review the building parking rules and if they state guests may not use a self-parking space without charge, notice will be sent to all owners to inform them and garage hikers will be reminded. Hikers will also be reminded to not park valet service cars in self-parking spaces at any time.

Snow Blower

The board agreed that the building manager should be immediately reimbursed for the purchase of the snow blower; the blower was budgeted for 2005 but bought earlier due to a sale which saved the association \$1,500.

Smoke Detector Installation

The insurance company will be informed once all hallway smoke detectors are installed so the inspection can confirm installation; the current building insurance carrier is requiring 2 smoke detectors in each hallway.

Recess

There being no further business, the regular meeting was adjourned at 8:40 p.m. and was immediately followed by Executive Session.

Balconies

A unit owner will be informed that repairs to delaminations on specific balconies will be made in 2006 when the critical façade inspection is conducted. Balcony repairs require scaffolding. Since scaffolding is also necessary for the critical façade inspection, it is cost effective to do the repairs at the same time.

Dog Problem

Mark Pearlstein will be asked to explain the conflict he states he found in the dog rules. An owner who is taking her dog out the front entrance during the day will be allowed to do so until the dog has recovered from surgery.

Garage Damage Claim

An owner will be informed that the claim for damage to the car is denied.

Staff Bonuses

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

Resolved: To approve the allocation of staff bonuses as presented in the October, 2004, meeting.
Manager's Schedule

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

Resolved: To approve the following hours for the manager beginning January 1, 2005,

Monday through Thursday 9:00 a.m. - 6:00 p.m.
Friday 9:00 a.m. - 1:00 p.m.

Hours are subject to board discretion to change if they do not work out.

Adjournment

There being no further business, the meeting was adjourned at the call of the Chair at 9:50 p.m.