

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

**MINUTES
12/02/03**

Of a Board of Directors Meeting held on Tuesday, December 2, 2003, at 7:00 p.m. in the Hospitality Room. Present were Board Members: Cheryl Tama Oblander, President; Gregory Angelopoulos, Secretary; 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 by Board President Cheryl Tama Oblander at 7:05 p.m.

Minutes

Upon a motion duly made by Sanford Klein, seconded by Randal Hall and carried by a vote of 4 Yes, and 1 abstain (Cheryl Tama Oblander who was not present at that meeting), it was,

Resolved: To approve the minutes of the November 19, 2003 meeting as written.

Open Forum/Owners Comments

Owners present commented on the meeting agenda and addressed the board regarding the 2004 proposed budget.

2004 Budget

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

Resolved: To adopt the 2004 Budget as distributed to owners.

Management Report

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

Hallway Doorknobs

The sample replacement doorknob placed on the 27th floor proved too flimsy for continuous use. A new sample has arrived and will be installed on the 27th floor for consideration.

2nd Floor Project

The painters are in the process of painting the lobby ceiling and beginning the touch up paint to hallways and unit owner doors. Keith Olsen and Phoenix Builders will be informed of the poor workmanship in the 2nd floor bathrooms and asked to correct it. The exercise equipment has been removed in preparation for the renovation of the Exercise Room. The laundry room company will be contacted to remove machines when the contractors are ready to install the floor tile in that room.

Holiday Lights/Tree

The exterior holiday lights have been installed. The lobby tree decorating will begin on Wednesday, December 3, 2003.

Window Leaks

Jesse Horvath was at the building to look at four units considered to have immediate repair needs. No report has yet been received from Mr. Horvath.

Window Washing

Due to high winds, the window washing scheduled for Monday, December 1, 2003, was postponed and will be completed later in the week.

OLD BUSINESS

2nd Floor Mats

Once the tiling and work is completed on the 2nd floor, the board will consider placing runners in the corridor to help alleviate noise and echoes reported by a resident on that floor.

NEW BUSINESS

Audit

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

Resolved To retain Schneider Cupuro to perform the 2003 audit at a cost not to exceed \$4,050.

Window Wash Contract for 2004

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

Resolved: To approve the contract of Corporate Cleaning to perform quarterly window cleaning at an annual cost of \$9,580, such cost to include the balcony windows.

G.O. Parking

G.O. Parking responded to the Association's request to pay fees quarterly instead of monthly. They would accept quarterly payments except on months where there were three payrolls. Management will continue to negotiate this issue.

Employee Issue

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

Resolved: To increase the maintenance staff from 2.5 positions to 3 full time positions by moving the janitor who currently works part time as a doorman into the full time maintenance position, and to hire a replacement doorman to fill the part time vacancy at a cost not to exceed \$13,000 annually; the success and necessity for the increase in maintenance position to be evaluated in six months.

Satellite Dishes

The board will research and recommend guidelines for installation of satellite dishes.

Key Fobs

Some discussion took place regarding reprogramming the current key fobs. A decision will be made at the next meeting.

Next Meeting

The next meeting will be held January 21, 2004, at 7:00 p.m. in the Hospitality Room.

Adjournment

There being no further business, the meeting was adjourned at the call of the Chair at 9:10 p.m. An Executive Session followed immediately.