

BOARD OF DIRECTORS MEETING  
2500 LAKEVIEW ASSOCIATION  
Chicago, Illinois

MINUTES  
2/16/05

Of a regular Board of Directors Meeting held on Wednesday, February 16, 2005, at 7:00 p.m. in the Hospitality Room. Present were Board Members: Cheryl Tama Oblander, President; Gregory Angelopoulos, Vice President; James Gatz, Treasurer; Darlene Chansky, Secretary; and Erik Gould, Director. Representing Management was Tairre Sutton, Property Supervisor, and Eileen Tardy of Wolin-Levin, Inc. Property Manager.

**CALL TO ORDER**

There being a quorum of Board Members present, the meeting was called to order by Cheryl Tama Oblander, Board President, at 7:00 p.m.

**OPEN FORUM**

Owners present commented on window leaks and the time line for repairs.

**MINUTES**

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

**Resolved:** To approve the minutes of the 1/19/05 meeting as amended.

**TREASURER'S REPORT**

Mr. Gatz, Treasurer reported on the January 2005 financial statements noting that there was positive variances in both expenses and income. Darlene Chansky and James Gatz will investigate investment instruments in an effort to better apply reserve funding. They will make recommendations at the next meeting.

**MANAGEMENT REPORT**

A management report prepared by Eileen Tardy, Building Manager, and distributed to the Board prior to the meeting was reviewed.

**Key Change**

A motion made by Darlene Chansky, and seconded by Erik Gould, to give each unit two keys without charge during the key change failed by a vote of 2 Yes, and 3 No (James Gatz, Greg Angelopoulos, Cheryl Tama Oblander). Keys will be exchanged on a key-for-key basis.

**Handicapped Signage**

Schirmer Engineering will be asked about the necessity for handicapped signage recently installed on the electronic doors by Stanley Door. Stanley states that they are OSHA required. A copy of the Stanley door check form which shows the requirement will be obtained by management.

**Mirrors**

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

**Resolved:** To approve \$1,530 in additional mirror repair charges.

### **Pump Switch**

Mr. Gatz will talk to Monroe Heating to determine the necessity of fabricating a new switch for the pumps instead of using one already on the market.

### **Carpet**

Management will write a letter to Bob Komie of Shaw Carpet asking him to look at the hallway carpeting to determine if the carpeting is holding up as promised at the time of selection. The carpet cleaning method suggested by Mr. Komie does not seem to work and the carpet unravels in places. Ms. Chansky will work with management on this issue.

### **OLD BUSINESS**

#### **Peer Review**

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

**Resolved:** To accept the proposal of Klein & Hoffman to perform a peer study of the work proposed by CTL at a cost not to exceed \$2,000 and to provide them with the documentation necessary to perform the work.

Management will procure the schematic from Jesse Horvath.

#### **Garage Pipe Covering**

Upon a motion duly made by Greg Angelopoulos, seconded by Erik Gould, and carried by unanimous vote, It was,

**Resolved:** To authorize James Gatz to review the bids obtained to install pipe protection, chose the one which best serves the building, and proceed with the project at a cost not to exceed the \$6,500 budgeted.

#### **Relocate HVAC Computer**

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

**Resolved:** To accept the proposal of Althoff Industries, Inc. to move the HVAC computer from Its present location to the engineer's office at a cost not to exceed \$1,778.

#### **Windows**

Once the peer report has been completed, the issue of making spot repairs for window leaks will be addressed.

### **NEW BUSINESS**

#### **Life Safety Evaluation**

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

**Resolved:** To accept the proposal of Schirmer Engineering to perform the City required life safety evaluation and submit the appropriate reports to the City at a cost not to exceed \$1,200.

### **Jockey Pumps**

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

**Resolved:** To approve the proposal of Monroe Heating to perform the necessary repairs to separate the feed lines to the two jockey pumps to meet the requirements of the Chicago Fire Department regulations at a cost not to exceed \$1,300.

### **Vending Machine**

The issue of installing a vending machine on the second floor was tabled permanently.

### **Assessment Messages**

The unit owner monthly assessment bills will contain a message to let owners know when assessments are due and to announce the monthly board meetings.

### **Water Shut Down**

Within the next 30 days, the building will cover the cost of pipe clearing and cartridges if necessary due to the recent water shut down.

### **Sales**

Real Estate Sales persons will be informed at the time of a sale that the sale or lease of a unit will be reviewed and approved at a duly called Board of Directors meeting and not at any other time of the month.

### **Snow Blowers**

Management will insure that the snow blowers or other items are not stored in the garage stairwells.

### **Mirrors**

An additional new mirror on the 2<sup>nd</sup> floor and in the #2 elevator was approved at a cost not to exceed \$1,217.

### **Adjournment**

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