

BOARD OF DIRECTORS MEETING
2500 LAKEVIEW ASSOCIATION
Chicago, Illinois

MINUTES
3/16/05

Of a regular Board of Directors Meeting held on Wednesday, March 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; Sanford Klein, Director; 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 7:07 p.m.

OPEN FORUM

Owners present commented on plumbing repairs needed due to a recent water shut down, window leaks and repairs, and needing better explanation of Agenda topics during a Board of Directors meeting.

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 2/16/05 meeting as written.

TREASURER'S REPORT

Mr. Gatz, Treasurer reported on the February 2005 Financial statement noting a positive variance in operating income. As of February 28, 2005, there was \$26,330.20 in the Wolin-Levin, Inc. operating account, and \$431,134.27 in the money market fund for a total cash available of \$457,465.56. His full report is attached to the minutes.

MANAGEMENT REPORT

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

The Wolin-Levin, Inc. Accounting Department will be asked to change various line items to comply with the budget.

OLD BUSINESS

Peer Review

Klein & Hoffman continues their work on preparing a peer review of the suggested window leak repairs by CTL. Their report should be ready by month's end.

Garage Pipe Covering

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

Resolved: To accept the bid of Falls Mechanical Insulation, Inc. to apply pipe covering in the garage according to their proposal at a cost not to exceed \$7,025.

Landscape

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

Resolved: To accept the design created by Ronzani Landscaping for the Spring plantings.

Rules Committee

Mr. Klein reviewed the process of revising the building rules; a committee meeting was scheduled for April 18, 2005 at 7:00 p.m. in the Hospitality Room. Suggested changes should be forwarded to Management or Mr. Klein prior to the meeting.

Insurance Renewal

Upon a motion duly made by James Gatz, seconded by Gregory Angelopoulos, and carried by a vote of 5 Yes, and 1 Abstention (Cheryl Tama Oblander), it was:

Resolved: To accept the renewal proposal of CISA to provide building insurance coverage through Hannover Insurance from April 1, 2005 through March 31, 2006 at a cost of \$55,610 including Commercail package, Umbrella Liability, Directors & Officers, and Boiler & Machinery.

Stairmaster

Upon a motion made by Sanford Klein, seconded by James Gatz, and carried by a vote of 5 Yes, and 1 No (Darlene Chansky), it was,

Resolved: To purchase a Stairmaster 4600CL from Direct Fitness solutions at a cost not to exceed \$4,055.64 including delivery and installation.

The old stairmaster will be offered to unit owners through a lottery and available to be picked up by the winner once the new machine is in.

Repair Charges/Water Shut Down

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

Resolved: That the Association reimburse Mr. Hall and Ms. Blitstein for bills they incurred to correct water problems after a recent building water shut off; future repair requests will be reviewed by the Board on a case-by-case basis; only the bill pertaining to the February 2005 shut off will be paid to Mr. Hall.

Monroe

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

Resolved: To approve the bid of Monroe Heating to replace all three cla-valves at a cost not to exceed \$15,000 subject to discussion with Mr. Gatz to clarify the bid and a one-year warranty.

Apartment 603

The construction plans of apartment 603 were reviewed and deemed insufficient. The owners will be informed they must submit a more thorough architect's plan of renovation, the washer and dryer will not be allowed, and they must install shut off valves. A start and end date must be specified.

Self-Park Wait List

Currently, a waiting list for those with self-park spaces wishing to change spaces is posted. Procedures governing this list will be drawn up when the rules and regulations are revised.

Investments

Ms. Chansky will write up a plan outlining how the building would manage reserve funds through investments.

Information to Owners

Management will advise all owners that copies of approved Board of Directors meeting minutes are available at the doorman's station as well as copies of the meeting agenda which is posted one week prior to each meeting. They will also be told of investigation into cable TV prices and the progress RCN is making in fixing channels 5 and 7 for better viewing.

Security Cameras

The committee appointed to research security cameras will set a meeting date at the next meeting; proposals from two companies will be available at that time. Should the committee decide that these services would fit the needs of the building, more companies could be interviewed. The representative of each company has offered to appear before the committee to demonstrate their products.

Adjournment

There being no further business, the meeting was adjourned at the call of the Chair at 9:30 p.m. and was immediately followed by an Executive Session.

TREASURER'S REPORT FOR PERIOD ENDING FEBRUARY 28, 2005

The Financial Report issued by Wolin-Levin, Inc. for the period ending February 28, 2005, indicates that the 2500 Lakeview Association had \$26,330.29 in the operating account and \$431,134.27 in a Money Market Account. Thus, total funds available to the Association were \$457,464.56 as of February 28, 2005.

The following comments were noted concerning the Financial Report for the period ending February 28, 2005:

Total Income – Positive variance of \$3898.82, or 1.74%. This positive variance is mainly due to Assessments and Parking Income being greater than budgeted. Note that the Wolin-Levin, Inc. report continues to incorrectly show this as a negative variance and should try to correct this reporting error.

Total Administrative – Positive variance of \$2701.95, or 11.82%, mainly due to expenditures for Legal being lower than budgeted.

Total Building Services – Positive variance of \$12,830.04, or 11.49%, mainly due to expenditures for Electricity, Doorman, Bonus & Gifts, Engineer, Scavenger, and Window Washing being lower than budgeted. Note that there are relatively large negative variances for Gas and Janitor.

Total Repairs and Maintenance – Negative variance of \$4398.92, or 30.11%, due to negative variances in Electric Repairs, Plumbing, Supplies, and HVAC. Management should monitor expenditures for Total Repairs and Maintenance so that this Account is within budget for 2005.

Total Operating Expenses – Positive variance of \$11,133.07, or 7.47%, due to the positive variances previously discussed.

Total Income of \$227,878.82 exceeded Total Operating Expenses of \$137,981.92 by \$89,896.89. This amount was available to offset Capital Expenditures with the remainder, if any, available for transfer to Reserves.

Total Capital Expenditures – Excluding transfers to and from the Reserve Account, the Total Capital Expenditures of \$32,580.52 were above the budgeted amount of \$29,450 by \$3130.52. This is due to expenditures for Capital – Security, Capital – Doors and Capital – Decorating being greater than budgeted.

Total Reserve Fund Contributions – Year to date reserve fund contributions are \$51,062.50, which is basically the amount budgeted to be contributed through February 2005. Subtracting Total Operating Expenses, Total Capital Expenses and Total Reserve Fund Contributions from Total Income results in \$6253.87 in excess income.

Finally, the audit is presently being prepared by the Association's Certified Public Accountants.

Submitted by James G. Gatz, Treasurer, 2500 Lakeview Association