

BOARD OF DIRECTORS MEETING  
2500 LAKEVIEW ASSOCIATION  
Chicago, Illinois

MINUTES  
5/18/05

Of a regular Board of Directors Meeting held on Wednesday, May 18, 2005, at 7:00 p.m. in the Hospitality Room. Present were Board Members: Cheryl Tama Oblander, 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 7:10 p.m.

**OPEN FORUM**

Owners present commented on their disappointment that a board discussion with architects regarding the windows and leak repairs was not announced to the owners, exit signage in the basement, the front stairs, an owners survey, self parking, and a suggestion that the building consider individual purchase of parking spaces.

**MINUTES**

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

**Resolved:** To approve the minutes of the 4/20/05 meeting as written.

**TREASURER'S REPORT**

Mr. Gatz, Treasurer reported on the April 2005 Financial statement noting that as of April 30 there was \$31,279.39 in the Wolin-Levin, Inc. operating account, and \$483,729.94 in the money market fund for a total cash available of \$515,000.33. His full report is attached to the minutes.

**WELCOME**

The new Head Engineer, Danny Garcia, was present at the meeting and introduced to the owners present; he was welcomed by all.

**MANAGEMENT REPORT**

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

**OLD BUSINESS**

**Monroe Bids**

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

**Resolved:** To accept the bid of Monroe Heating & Cooling to replace the #2 gas booster per their proposal #137 dated 4/22/05 at a cost not to exceed \$9,650; to accept the bid of Monroe Heating & Cooling to weld coupling in the hot water supply line at the tank, and install a thermometer in the line, repair leaks on the existing vent line at the top of the tank, replace the leaking drain valve and pipe of the #1 heater per their proposal #138 dated 4/22/05 at a cost not to exceed \$1,090; and to accept the proposal of Monroe Heating & Cooling to replace 3 blow down valves on the 18<sup>th</sup> floor at a cost not to exceed \$1,500.

### **Security Committee**

The Security Committee will meet on June 2, 2005 at 7:00 p.m. to discuss the building needs regarding security cameras.

### **Exit Sign And Additional Lighting Pool Area**

Mr. Angelopoulos and Mr. Gatz will decide on what type and where to put an exit sign by the stairs to the garage in the pool area and additional light between the emergency door from the exercise room and stairs to the garage. They will also look into the need and placement of exit signs in the basement area of the building.

### **Audit**

Approval of the 2004 audit prepared by Schneider Cupuro was deferred for further review.

### **Cable TV**

Management will ask RCN when High Definition will be available to the building. A copy of the current contract with RCN will be sent to Cheryl Tama Oblander and Erik Gould.

### **Survey**

The board responded to the results of a recent unit owner survey.

### **NEW BUSINESS**

#### **Approval 4<sup>th</sup> Floor Garage Pipe Covering**

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

**Resolved:** To approve installation of pipe covering to the 4<sup>th</sup> floor garage pipes by Falls Mechanical Insulation, Inc. at a cost not to exceed \$2,420

#### **50/50 Sidewalk Replacement**

Management has received a bid from the City through the 50/50 sidewalk program to replace certain sections of the sidewalk around the building. The City will be asked how long the bid is good for and would the building be allowed to specify a date and time to do the work.

#### **Rules Committee Update**

The Rules Committee continues to review and revise the building rules.

#### **Tree Pruning**

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 Hendrickson Care of Trees to prune various trees according to their proposal dated 12/14/04 at a cost not to exceed \$1,125.

**Construction Approval Unit 1401**

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

**Resolved:** To approved the construction plans of unit 1401 subject to their submission of a current certificate of insurance by their contractor.

**Sale Unit 3403**

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

**Resolved:** To approve the sale of unit 3403 from Daniel Horwich to Robert Aprati.

**Approval Construction Unit 3403**

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

**Resolved:** To approve the construction plans of unit 3403 subject to submission of current licenses, permits, and insurance certificate of the contractor along with a start/finish date.

**Approval Sale Unit 2003**

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

**Resolved:** To approve the sale of Unit 2003 from Mikell to Tomlinson.

**Approval Construction Unit 405**

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

**Resolved:** To approve the construction plans submitted by unit 405; start and finish dates should be provided to management.

**Approval Construction Unit 1502**

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

**Resolved:** To approve the construction plans submitted by unit 1502; a start and finish date must be provided to management.

**Construction Check List**

A construction checklist was distributed to the board and will be updated by management and the building engineer to track ongoing construction.

**Approval Lease Unit 401**

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

**Resolved:** To approve the lease for unit 401 to begin June 1, 2005.

### **Garage Rates**

The Board will review garage rates and solutions to declining income at the next meeting. Schneider Cupuro will be asked to submit a bid to audit the garage books.

### **Investments**

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

**Resolved:** To maintain a \$200,000 balance in the reserve money market fund, and place the remaining reserve balance in staggered 3, 6, and 12 month CD's.

### **Windows**

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

**Resolved:** to accept the recommendation of CTL/Jesse Horvath to proceed with a window mock up at a cost not to exceed \$40,000.

### **Bonus**

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

**Resolved:** To give Gordan Dragicevic, Helper A, a \$500 bonus as a good will gesture upon his leaving the employ of the building.

### **Hallway Wall 2<sup>nd</sup> Floor**

It was agreed the Association would be responsible to repair the wall which was opened to reach and change shut off valves in unit 203.

### **Adjournment**

There being no further business, the meeting was adjourned at the call of the Chair at 9:20 p.m.

## TREASURER'S REPORT FOR PERIOD ENDING APRIL 30, 2005

The Financial Report issued by Wolin-Levin, Inc. for the period ending April 30, 2005, indicates that the 2500 Lakeview Association had \$31,279.39 in the operating account and \$483,720.94 in a Money Market Account. Thus, total funds available to the Association were \$515,000.33 as of April 30, 2005.

The following comments were noted concerning the Financial Report for the period ending April 30, 2005:

Total Income - Positive variance of \$8518.69, or 1.90%. This positive variance is mainly due to Parking Income being greater than budgeted and receipt of the Scavenger Rebate, which is no longer included in the budget due to the irregular payment history of the Chicago. As indicated by the G. O. Parking Financial Statement, the positive variance for Parking Income has been eliminated and the garage is operating at a loss. Note that the Wolin-Levin, Inc. report continues to incorrectly show that Total Income has a negative variance and should try to correct this reporting error.

Total Administrative - Positive variance of \$2427.71, or 5.31%, mainly due to expenditures for Legal being lower than budgeted.

Total Building Services - Positive variance of \$50,118.02, or 19.32%, mainly due to expenditures for Electricity, Water, Janitor, Doorman, Bonus & Gifts, Engineer, Health and Welfare - Janitor, Payroll Taxes, Insurance, Workers Comp Insurance, Scavenger, Window Washing and Landscaping being lower than budgeted. Note that there is a relatively large negative variance for Gas.

Total Repairs and Maintenance - Negative variance of \$19,169.61, or 65.92%, due to negative variances in Electric Repairs, Plumbing, Miscellaneous Repairs, Supplies, Key Expense, HVAC, Sewer and Drains, and Doors. Management should monitor expenditures for Total Repairs and Maintenance so that this Account is within budget for 2005.

Total Operating Expenses - Positive variance of \$33,376.12, or 9.99%, due to the positive variances previously discussed.

Total Income of \$456,448.69 exceeded Total Operating Expenses of \$300,796.88 by \$155,651.81. 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 \$42,323.84 were below the budgeted amount of \$58,830 by \$16,506.16. This is mainly due to expenditures for Capital - Exercise Room, Air Conditioning, Window Maintenance, Capital -Garage, Capital - Tuckpointing, Capital - Clubhouse, and Capital - Equipment being lower than budgeted. Note that most of these positive variances are not accurate because of the manner in which Management determines the Year to Date budget for Capital Expenditures.

Total Reserve Fund Contributions - Year to date reserve fund contributions are \$102,125, which is basically the amount budgeted to be contributed through April 2005. Subtracting Total Operating Expenses, Total Capital Expenses and Total Reserve Fund Contributions from Total Income results in \$11,202.97 in excess income.

Finally, the audit is presently being reviewed for distribution to the Unit Owners.

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