

BOARD OF DIRECTORS MEETING
2500 LAKEVIEW ASSOCIATION
Chicago, Illinois
MINUTES
7/19/06

Of a regular Board of Directors Meeting held on Wednesday, July 19, 2006 at 7:00 p.m. in the Hospitality Room. Present were Board Members: Cheryl Tama Oblander, President; Sanford Klein, V.P/Secretary; Darlene Chansky, Treasurer; James Gatz, Director; and Marlene Golemba, Director. Representing Management was Ron Heilbrunn of Wolin-Levin, Inc. and Eileen Tardy, Property Manager

CALL TO ORDER

There being a quorum of Board Members present, Cheryl Tama Oblander, President, called the meeting to order at 7:09 p.m.

OWNERS COMMENTS

Owners present commented on guest parking payment issues in the garage.

MINUTES

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

Resolved: To approve the minutes of the 6/21/06 meeting as presented.

TREASURERS REPORT

As of May 30, 2006, there was (\$46,486.05) in the operating account, \$79,151.96 in the Chase Business Money Market Account, \$225,021.11 in the First Trust MMF, \$100,389.99 in a 12 month CD at Countrywide Bank at 4.84% Apr, \$101,726.26 in a 12 month CD at Fifth Third Bank at 4.55% Apr, a \$103,109.52 12 month CD at Corus Bank at 4.10% Apr, \$100,000 in a 13-month CD at Park National at 5% Apr., and a 6 month CD at La Salle National Bank for \$100,075.35 at 4.23% Apr. The complete report is attached to these minutes. A CD, which came due on July 12, 2006, was renewed at 5.72% for a period of 12 months for \$100,000. The \$4,100 in interest gained on the expiring CD was transferred into the operating account.

MANAGEMENT REPORT

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

Management reported that an area of the sidewalk near the corner of Roslyn and Lakeview would be repaired this weekend.

An air conditioner in the Exercise Room will be replaced this week; efforts to repair it have failed. Cost of the new unit was \$1,350.

Management will review the 2500 web site and correct any font size which is not in line with the rest of the print on the web site.

OLD BUSINESS

Exterior Façade Repair

The exterior façade inspection continues on the section of the building over the driveway and on the 02 tier; two crews work simultaneously. It is expected that next week they will move the scaffolding to the West wall to finish the tier over the dock, which was delayed due to the presence of Falcons. If all goes well, all should be done by the 1st week of August.

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

Resolved: To approve Change Order #4 for 0 dollars; Change Order #5 in the amount of \$19,396.52, Change Order #6 in the amount of \$15,123.64, Change Order #7 in the amount of \$21,346.95, Change Order #8 in the amount of \$ 9,120.35, and Change Order #9 in the amount of \$12,762.69 for a total of \$77,750.15

Window Mock up

After reviewing a letter from Jesse Horvath regarding the window mock-up in unit 1605, it was agreed that further inspection was not necessary at this time. The situation will be monitored and the proposal of Mr. Horvath to conduct an inspection and water testing will be revisited if further leakage occurs. No leakage has been reported since April, when the owner of 1605 experienced a minor leak in the master bedroom. Softer Light, CTL, and Horvath Reich inspected the leak at that time and made caulking repairs which they feel have solved the problem. Mr. Horvath feels that unless there is more leakage, re-testing the mockup would not be cost effective because the design of the new window slab cover would be different than the current mock up and most likely eliminate the current minor leak problem

Annual Meeting

The nomination forms have been distributed as part of the process of the annual meeting. Once the nominations are in and have been accepted by the nominees, candidates pictures will be posted along with their resumes. A "Meet the Candidates" night will be set once all nominees have accepted and informed the office of their availability.

Construction Unit 605

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

Resolved: To approve the revised plans for renovation for unit 605 pending submission of appropriate certificates and licenses as required by building rules and providing they follow the specifications set forth the by the acoustical consultant regarding flooring and insure the telephone consultant will be present at the time the wall is opened.

Approval Combination Units 2002/2003

A motion on approval of the combination of units 2002 and 2003 was deferred pending review of the files on a similar combination of another unit at 2500. Should the combination be approved, the Board may require the presence of the 2500 Lakeview Association structural engineer during the wall demolition process.

NEW BUSINESS

Monitoring Columbus Hospital Demolition

CTL will be asked to attend the next Board meeting to explain their bid to provide pre-condition reports and monitoring of the demolition of Columbus Hospital. The Association attorney will be asked for an opinion of the legal value of such a report should any damage occur to 2500 during the demolition and construction process.

Bike Rooms

The Board agreed that a Committee should be formed to recommend changes to the current bike room and suggest vendors. Funds for bike room renovation may be added to the 2007 budget should the Committee present feasible ideas. Management will solicit Committee members.

Amendments to the Declaration

The Board has been working with the Association attorney to propose changes to the 2500 Lakeview Association Declaration. It was felt that the suggested changes would remove items from the Declaration that would be best covered in the Rules & Regulations. Discussion and approval of the changes for distribution to the owners was deferred until the next meeting for all Board Members to have time to review them. The changes would require a 75% vote of the ownership at a specially called meeting. The following amendments were recommended:

1. Amend Article XI to delete specific provisions governing the operation of the garage and to give the Board authority to operate the garage subject to reasonable rules as shall be adopted from time to time.
2. Amend Article XVII to provide that the Board may prescribe such rules and regulations as may be necessary regarding Unit Owner alterations, additions or improvements within Units, and specifically permitting adoption of rules regarding the installation of hard-surface flooring.
3. Amend Article XXI to limit leasing of Units to not more than fifteen percent (15%) of the Units within the Association at any given time, subject to hardship exceptions that may be granted by the Board.
4. Amend Article XXIII to allow the Board to accelerate assessments through the end of the fiscal year in the event of default by any Owner.
5. Amend Article V, Section 1 of the By-Laws to increase the size of the Board from six (6) to seven (7) members.

Adjournment

There being no further business the meeting was adjourned at the call of the Chair at 8:30 p.m.

**2500 LAKEVIEW
MAY 2006 TREASURER'S REPORT
FOR THE PERIOD JANUARY 1 - MAY 30, 2006**

The financial report, issued by Wolin - Levin, Inc., indicates that 2500 Lakeview Association owed (\$46,486.05) to the operating account and had \$809,474.15 in the reserve accounts. Total funds available for the period ending May 30, 2006 were \$762,988.10.

Beginning Balance	\$ 2,878.73
Total Income	\$ 120,604.63
Expenses	\$ 170,181.74
Reimbursements	\$ 212.08
Total Income over Expenses	\$ (46,486.05)

Funds in the reserve accounts breakdown as follows:

\$ 79,151.96	Chase Business Savings (2.90%)(\$78,941.10 Beginning Balance + Interest \$210.86)
\$225,021.11	FIRSTRUST Business Savings (5.13%) (\$ 189,816.38 Beginning Balance + Deposit
\$32,222+Interest	\$843.33 +Interest LaSalle Bank CD \$2,139.40)
\$100,075.35	LaSalle Bank CD - 6 mo. @ 5.00% APR- Maturity Date 10/15/06
\$101,726.26	Fifth Third Bank CD -12 mo. @ 4.55% APR- Maturity Date 1/13/07
\$100,000.00	Corus Bank CD -12 mo. @ 4.10% APR - Maturity Date 7/12/06 (Interest \$3,109.48).
\$100,000.00	Countrywide Bank CD -12 mo. @ 4.84% APR - Maturity Date 11/23/06 (Interest \$389.99)
\$100,000.00	Park National CD -13 mo. @ 5.00% APR - Maturity Date 3/24/07

Reviewing the Statement of Income and Expenses for the period January 1 - May 30, 2006 the following was noted:

Net loss was \$49,365.03 for May and \$76,770.62 YTD.

Total **Administrative** is \$4,821 over under budget for May and \$5,108 over budget year-to-date (YTD).

-Legal (5310/607000) is \$3,499 over budget for May and \$6,147 over budget YTD. For review of contracts and consulting.

Total **Building Services** is \$12,795 over budget for May and \$13,160 under budget YTD.

-Electric (5520/502000) is \$1,793 under budget for May and \$497 over budget YTD. Expenses incurred last year paid this year were \$9345.68.

-Window Washing (6130/708100) is \$1,175 under budget for May and \$7,753 under budget YTD. Expenses incurred last year paid this year were \$2395.

Total **Payroll** (This was included under Building Services prior to the new accounting system.)

-Health & Welfare Janitors (5440/572002) is \$1,773 under budget for May and \$1,687 over budget YTD.

-Workers Comp Ins (5321/582000) is \$905 under budget for May and \$6109 over budget

YTD. Duplicate payment and expenses incurred last year paid this year were \$4296.40.

Insurance is prepaid and should be under budget at year-end.

-Taxes (5330/565000) are \$171 over budget for May and \$2,638 over budget YTD, due to three payroll periods in March.

-Health & Welfare (572000) is \$1,893 over budget for May and \$1,643 over budget YTD.

-FICA taxes (575000) (were included under Payroll taxes) are \$1,503 over budget for May and \$5,798 over budget YTD.

Total **Repairs and Maintenance** is \$2,393 over budget for May and \$19,208 over budget YTD.

-Building Supplies (801500) are \$1,562 over budget for May and \$1,314 over budget YTD.

-Garage (7261/802200) is \$2482 over budget for May and \$25,228 over budget YTD. The November and December deficits of \$2,290 were paid this year.

-Doors& Locks (6137/808100) are \$2 over budget for May and \$1,424 over budget YTD.

-Painting (809400) is \$662 over budget for May and \$1,639 over budget YTD.(This was under Capital Expenses on prior acct. system)

-Equipment Repair and Replacement (5195/81100) is \$ 17 under budget for May and \$1,322 over budget YTD, for new pool vacuum.

-HVAC (815000) is \$95 under budget for May and \$1,894 over budget YTD.

-Plumbing (5120/817000) is \$1,998 over budget for May and \$5,222 over budget YTD.

-Pool Deck (818501) is \$1,828 over budget for May and \$1,160 over budget YTD.

Total **Operating Expenses** are \$ 9,565 over budget for May and \$1,465 under budget YTD.

Total **Capital Expenses** are \$7,943 under budget for May and \$74,943 under budget YTD.

-Capital Security (7063/901600) is \$1,500 under budget for May and \$5,056 over budget YTD. Payment of \$11,525 was made for the security camera system February.

-Capital Hot Water System (7202/917100) is \$ 1,500 under budget for May and \$11,450 over budget YTD.

Grand Total Expenses are \$1,622 over budget for May and \$76,408 under budget YTD.

The reserve funds contributions budget was \$31,561 and \$32,222 was contributed for the period May 1-31, 2006. An adjustment of \$1726 to the monthly amount deposited in reserves for January still needs to be made to balance the account. Reserve fund contributions were \$156,079 and interest income transferred to reserve funds was \$10,460 for the period January 1-May 30, 2006. The details for account expenditures can be found on the Owners Disbursement History Report and Owners Statement of Disbursements.

