

**BOARD OF DIRECTORS MEETING
2500 LAKEVIEW ASSOCIATION
Chicago, Illinois
MINUTES
12/18/07**

Of a regular Board of Directors Meeting held on Tuesday, December 18, 2007 at 7:00 p.m. in the Hospitality Room. Present were Board Members: Sanford Klein, President; Randal Hall, Vice President; Darlene Chansky, Treasurer; Kathy Anderson, Secretary; James Gatz, Director; and Erik Gould. Representing Management was Eileen Tardy, Property Manager

CALL TO ORDER

There being a quorum of Board members present, Sanford Klein, Board President, called the meeting to order at 7:05 p.m.

OWNERS COMMENTS

Owners present commented on the Holiday Party which was held on Sunday, December 16, 2007 stating how wonderful it was and giving thanks to Darlene Chansky for her efforts in making it happen.

MINUTES

Upon a motion duly made by Darlene Chansky, seconded by Sanford Klein, and carried by unanimous vote, it was,

Resolved: To dispense with the reading of the November 29, 2007, Special Homeowners Meeting minutes and approve them as written.

Upon a motion duly made by Darlene Chansky, seconded by Erik Gould, and carried by unanimous vote, it was,

Resolved: To dispense with the reading of the November 29, 2007, Board of Directors Meeting minutes and approve them as written.

FINANCIAL REPORT

Because the meeting was held earlier in the month than usual, the financial statement was not ready and no report was available. The November statement will be reviewed at next month's meeting.

MANAGEMENT REPORT

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

Mold testing was done in unit 3502 as approved at the last meeting.

A recommendation on how to proceed in obtaining amendments for combined units not having them will be addressed at the next meeting.

Vent Damper

A revised bid from Chicago Prototype was available for review; it included the cost for installation. A decision on the bid was deferred until the updated motor could be installed and monitored.

Approval 2008 Garage Budget

Upon a motion duly made by Darlene Chansky, seconded by Erik Gould, and carried by unanimous vote, it was,

Resolved: To approve the 2008 garage budget as submitted by the Garage Committee; the budget includes an increase to \$145 per month for resident parkers (\$10 increase per month), an increase to \$85 per month for resident motorcycle parking (\$10 increase per month) and an increase to \$215 per month to outside parkers (a \$20 increase per month).

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

Resolved: That garage repair and maintenance expense line item should be defined as to whether the expenses are structural or pertaining to the garage and paid accordingly through the garage budget or the building budget.

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

Resolved: To pay the deficit owed Standard Parking for garage expenses through October 31, 2007 up to an amount not to exceed \$16,485.85

Car Keys

The Board agreed that keys to cars should be kept in a secure locked box in the garage office and not in the cars as currently happens.

Speed Bumps

Tall SUVs could be damaged by the addition of speed bumps at the ramps, therefore, it was agreed that speed bumps would not be installed. It was felt that adding a speed bump at the 1st level entrance to the ramp would help slow speeds when entering the ramp.

Carrier Bid

Installation of a variable speed drive on the cooling tower as bid by Carrier was deferred until Mr. Gatz can talk to Carrier and determine the need. The bid was approved at the last meeting and installation can proceed once Mr. Gatz talks to Carrier

Maintenance Handbook

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

Resolved: To adopt and approve for use the Maintenance Policy Handbook.

Lower Floors Temperature

It was reported that the temperature in the hallways of the lower level was too cool. Management will ask the Head Engineer to adjust accordingly.

Holiday Party

Ms. Chansky announced that 88 residents attended the holiday party.

Committees

Mr. Klein encouraged formation and participation in building committees.

NEW BUSINESS

Vibration Report

A report was submitted by CTL on the vibration monitoring during the demolition of Columbus Hospital. It showed no abnormal activity. Monitoring has been suspended at this time.

Cla-Valves

Upon a motion duly made by Sanford Klein, seconded by Kathy Anderson, and carried by unanimous vote, it was,

Resolved: To approve the bid of Monroe to install 2 cla-valves serving the low level domestic water system at a cost of \$6,510 for both.

Unit Owner Survey

A short survey to obtain unit owner input on several building issues was approved for distribution in January.

Dryer Venting

A notice will be sent to owners to inform them they may not vent their dryers into the wall or building vent system as this is against fire code and poses a hazard.

Late Fee Date

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

Resolved: To change the date that payment of assessments would be considered late from the 10th to the 15th of each month; late fees will apply to assessments received after the 15th.

ADJOURNMENT

There being no further business, the meeting recessed into Executive Session at the call of the Chair at 9:35 p.m.