

BOARD OF DIRECTORS MEETING
2500 LAKEVIEW ASSOCIATION

Chicago, Illinois

MINUTES

2/28/07

Of a regular Board of Directors Meeting held on Wednesday, February 28, 2007 at 7:00 p.m. in the Hospitality Room. Present were Board Members: Cheryl Tama Oblander, President; Sanford Klein, V.P; Darlene Chansky, Treasurer; Marlene Golemba, Secretary; James Gatz, Director; and Erik Gould, Director. Representing Management was Ron Heilbrunn, Property Supervisor, and Eileen Tardy, Property Manager

CALL TO ORDER

There being a quorum of Board Members present, Sanford Klein, Vice President, called the meeting to order to order at 7:08 p.m.

Window Leaks

Jesse Horvath of Horvath Reich, was present to discuss window leaks and review a timetable of events leading to window installation. Mr. Horvath projected a 18-24 month time line to get the project started with an additional 12 months to do the work. Total time would be in the 2-3 year range. The schedule would commence with louver and air conditioner sleeve design and continue on with engineering designs and drawings, installation of mock up glass, approval of design drawings, pricing, financing, contract documents, contractor selection, offsite mockup testing, and then the installation of the windows and slab coverings. He recommended hiring a project manager during the installation process and a security guard to stay on the floors where work is being done.

The Board addressed their concerns regarding the project, including whether doing the sleeve design/installation and exterior caulking would adequately address the leakage problem rather than replacing windows. Mr. Horvath feels that this could dramatically reduce leakage for a period of time but in the long run would not solve all the problems, the major being cracks in the concrete slab which allows water infiltration.

Management will ask Mr. Horvath about anticipated increased wind force created by the new Columbus Hospital cite construction and how that would impact the design of the windows

OWNERS COMMENTS

Owners commented on window washers being careful to not kick off on windows or a/c sleeves when moving to the next window, and the window project.

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 1/24/07 special homeowners meeting and the regular Board of Directors meeting as written.

TREASURERS REPORT

As of January 31, 2006, there was (\$34,196.32) in the operating account, \$30,846.18 in the Chase Business Money Market Account, \$253,240.86 in the First Trust MMF, \$100,389.99 in a 9 month CD at Countrywide Bank at 5.50% Apr, \$101,726.26 in a 12 month CD at Fifth Third Bank at 4.55% Apr, a \$101,412.40 12 month CD at Corus Bank at 5.58% Apr, \$100,000 in a 13-month CD at Park National at 5% Apr., and a CD at La Salle National Bank for \$100,000.00 at 5.18% Apr., for total funds available of \$754,871.35. The complete report is attached to these minutes, as is the 2006-year end report and the 2006 revised year-end report

A CD at Park National bank comes due on March 24, 2007; management and the treasurer will work on the renewal rates.

2007 Garage Budget

A motion made by Mr. Gatz to increase monthly parking fees failed by lack of a second. The Garage Committee recommended leaving the parking fees at current rate of \$135 per month and re-evaluating the need for an increase in July. The Board agreed.

Vibration Monitoring

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

Resolved: To approve the monitoring of 2 seismographs for the month of March in the amount of \$1,800 for the month; this monitoring will be approved monthly during the demolition of the Columbus Hospital site.

Bids for Garage Entry/Building Base Masonry Work

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

Resolved: To accept the bid of Reliable Building Systems to perform masonry repairs to the garage entry and building base per their contract dated February 5, 2007, at a cost not to exceed \$31,000, plus Alternate #1 to erect a stationary canopy over the driveway at a cost not to exceed \$6,290.

Pool Restoration

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

Resolved: To accept the bid of Chicago Tank Lining to resurface the pool per their contract at a cost not to exceed \$36,650; such cost to include a tent over the pool during sandblasting; color choice should be matched to the one currently on the pool.

Declaration Amendments

A reminder letter was sent to all owners who have not yet voted on the proposed amendments to the declaration. Mr. Klein asked for volunteers to help call these owners in an effort to reach the 75% needed to pass the amendments.

NEW BUSINESS

Janitor Area

Upon a motion duly made by Cheryl Tama Oblander, seconded by Sanford Klein, and carried by vote of 5 Yes, and 1 No (James Gatz), it was,

Resolved: To accept the proposal of The Fence Doctor to erect an additional storage level in the Janitors area at a cost not to exceed \$4,800 provided it is compliant to code and the appropriate permits are taken out.

Landscaping

Ronzani Landscapers will be asked to attend the next meeting to review his plan on the renovation of the landscaped areas in the front of the building.

Building Insurance

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 CISA to renew the building insurance at a cost not to exceed \$43,026 effective on the renewal date of April 1, 2007, subject to Mr. Gould addressing concerns regarding sufficient coverage with CISA.

Approval Construction Unit 1203

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

Resolved: To approve the construction plans as submitted by unit 1203.

Approval Rental Unit 2203

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

Resolved: To approve the rental of unit 2203 to Helen Fauber pending submission of a formal lease.

Elevator Maintenance Contract

ACM Elevator is offering a five-year maintenance contract at the current rate of \$1,858 with a 4% discount if paid annually rather than monthly. Because the Association Declaration only allows 2-year contracts, management will approach ACM and negotiate these terms for that length of time.

Cable/Antenna

Discussion ensued regarding installation of a regular TV antenna which could be used by activating a switch attached to the main cable line to the building should there be a cable outage. RCN has stated that an antenna could cause noise on the cable lines not only to 2500 but to neighboring buildings and do not recommend the installation. The cost of the antenna, installation and upkeep would be the responsibility of the Association. Management will consult antenna companies to see what they suggest and make sure the building would not be violating the cable contract if an antenna were installed.

Adjournment

There being no further business, the meeting was adjourned at the call of the Chair at 9:05 p.m.

**2500 LAKEVIEW
JANUARY 2007 TREASURER'S REPORT
FOR THE PERIOD JANUARY 1 - JANUARY 31, 2007**

The financial report, issued by Wolin - Levin, Inc., indicates that 2500 Lakeview Association owed (\$34,196.32) to the operating account and had \$787,615.69 in the reserve accounts. Total funds available for the period ending January 31, 2007 were \$753,419.37.

Beginning Balance	\$(66,235.93)
Total Income	\$ 125,510.91
Expenses	\$ 145,450.98
Reimbursements	\$ 51,979.68
Total Income over Expenses	\$ (34,196.32)

Funds in the reserve accounts breakdown as follows:

\$ 30,846.18	Chase Business Savings (3.25%)(\$80,640.99 Beginning Balance + Interest \$205.19 - Withdrawal to 1st Trust \$50,000)
\$253,240.86	FIRSTRUST Business Savings (4.71%) [\$163,607.28 Beginning Balance + Deposit \$36,991.00+Interest \$772.04 + Transfer from Chase \$50,000 + 1,870.54 Interest from CD's (LaSalle \$1,322.50 + Countrywide \$548.04)]
\$100,000.00	LaSalle Bank CD	-12 mo. @ 5.35% APR- Maturity Date 10/12/07
\$101,726.26	Fifth Third Bank CD	-11 mo. @ 5.15 APR- Maturity Date 12/19/07
\$100,000.00	Corus Bank CD	-12 mo. @ 5.58% APR - Maturity Date 7/12/07 (Interest \$1,412.40)
\$100,000.00	Countrywide Bank CD	- 9 mo. @ 5.50% APR - Maturity Date 9/1/07 (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 - January 31, 2007 the following was noted:

Net gain was \$32,039.61 for January and net gain YTD is \$32,039.61.

Total **Utilities** is under budget for January and \$13,704 under budget YTD.

-Gas (501000) is \$1,462 under budget for January and \$1,462,761 under budget YTD. Expenses incurred last year paid this year were \$3,327.45

-Internet/Web Service (506000) is \$310 over budget for January and \$310 over budget YTD. Expenses incurred last year paid this year were \$335.04

Total **Payroll** is \$2,469 under budget for January and \$2,469 under budget YTD.

-Janitor Helper (553200) is \$2,457 over budget for January and \$2,457 over budget YTD. Budgeted under 553100 Janitor Salaries.

-MiscTaxes (565000) are \$1,369 over budget for January and \$1,369 over budget YTD. Expenses incurred last year paid this year were \$38.21.

-Health & Welfare (572000) is \$164 over budget for January and \$164 over budget YTD. Expenses incurred last year paid this year were \$1,823.39.

Total **Administrative** is \$600 under budget for January and \$600 under budget year-to-date (YTD).

-Promotion and Goodwill (614500) is \$1,248 over budget for January and \$1,248 over budget YTD. Expenses incurred last year paid this year were \$1,456.02

Total **Building Services** is \$8,058 under budget for January and \$8,058 under budget YTD.

-Janitors Unit (731800) is \$25 over budget for January and \$25 over budget YTD. This will recur monthly because \$625 was budgeted and expense is \$650.

Total **Repairs and Maintenance** is \$11,132 under budget for January and \$11,132 under budget YTD.

-Misc. Repairs (801300) Expenses incurred last year paid this year were \$113.77

-Building Supplies (801500) Expenses incurred last year paid this year were \$133.83

-Decorating/Paint Supplies (809300) is \$271 over budget for January and \$271 over budget YTD. Expenses incurred last year paid this year were \$248.11

-New Uniforms (810701) Expenses incurred last year paid this year were \$145.50

-Hot Water Heater (817100) Expenses incurred last year paid this year were \$108.87

Total **Operating Expenses** are \$35,962 under budget for January and \$35,962 under budget YTD.

Total **Capital Expenses** are \$30,920 over budget for January and \$30,920 over budget YTD.

-Capital Exterior Repairs (901100) is \$810 over budget for January and \$810 over budget YTD. . Expense incurred last year paid this year.

-Transfer to Reserves (950000) is \$50,000 over budget for January and \$50,000 over budget YTD.

Grand Total Expenses are \$5,042 under budget for January and \$5,042 under budget YTD.

The reserve funds contributions budget was \$36,991 and \$36,991 was contributed for the period January 1-31, 2007. Reserve fund contributions were \$36,991 and interest income transferred to reserve funds was \$2,848 for the period January 1-January 31, 2007.

The details for account expenditures can be found on the GL Disbursement Register and the AP Cash Disbursement Report.

Submitted by Darlene Chansky, Treasurer, 2500 Lakeview Association

**2500 LAKEVIEW
REVISED DECEMBER 2006 TREASURER'S REPORT
FOR THE PERIOD JANUARY 1 - DECEMBER 31, 2006**

The revised financial report, issued by Wolin - Levin, Inc., indicates that 2500 Lakeview Association owed (\$66,235.93) to the operating account and had \$747,852.27 in the reserve accounts. Total funds available for the period ending December 31, 2006 were \$681,540.99.

Beginning Balance	\$(32,416.18)
Total Income	\$ 113,512.50
Expenses	\$ 148,896.53
Reimbursements	\$ 1,564.28
Total Income over Expenses	\$ (66,235.93)

Funds in the reserve accounts breakdown as follows:

\$ 80,640.99	Chase Business Savings (3.42%)(\$80,433.30	Beginning Balance + Interest	\$207.69)
\$163,607.28	FIRSTRUST Business Savings (4.83%)	(\$131,445.07	Beginning Balance + Deposit	\$31,561.00+Interest \$601.21)
\$100,000.00	LaSalle Bank CD	-12 mo. @ 5.18% APR-	Maturity Date	10/12/07
\$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. @ 5.58% APR -	Maturity Date	7/12/007
			(Interest	\$1,412.40)
\$100,000.00	Countrywide Bank CD	- 9 mo. @ 5.50% APR -	Maturity Date	9/1/07
			(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 - December 31, 2006 the following was noted:

Net loss was \$23,424.06 for December and net loss YTD is \$76,002.75. Reserve funds will cover this loss.

Total **Administrative** is \$433 over budget for December and \$1,137 over budget year-to-date (YTD).

-Legal (5310/607000) is \$188 under budget for December and \$5,074 over budget YTD. For review of contracts and consulting.

Total **Building Services** is \$12,086 over budget for December and \$7,735 under budget YTD.

-Landscaping (702100) is \$4,174 over budget for December and \$3,763 under budget YTD.

-Window Washing (6130/708100) is \$1,175 under budget for December and \$3,020 under budget YTD. Expenses incurred last year paid this year were \$2395.

-Elevator Contract(714100) is \$1,856 over budget for December and \$1,856 over budget YTD. January's bill was paid in December.

-Building Insurance (741000) is \$7,200 over budget for December and \$742 over budget YTD. Expenses incurred last year paid this year were \$2395

Total **Utilities** is \$1,839 under budget for December and \$53,067 under budget YTD.

-Electric (5520/502000) is \$487 under budget for December and \$18,761 under budget YTD. Expenses incurred last year paid this year were \$9345.68.

Total **Payroll** (This was included under Building Services prior to the new accounting system.)It is \$15,120 over budget for December and \$13,493 over budget YTD.

-Property Mgr. (Onsite) (551000) is at budget for December and \$5,225 over budget YTD. Part-time mgr. covered for FT mgr.

-Janitor Helper (553200) is \$3,152 over budget for December and \$13,953 over budget YTD. Was included in 553100 Janitor Salaries prior to the accounting system change.

-MiscTaxes (5330/565000) are \$270 over budget for December and \$1,430 over budget YTD, due to three payroll periods in March.-Health & Welfare Janitors (5440/572002) is combined with 572000 and 572001.

-Union Benefits (571200) are \$2,412 over budget for December and \$2,863 over budget YTD.

-Health & Welfare (5440/572000) is \$2,776 over budget for December and \$5,695 over budget YTD.

-Health & Welfare -Doormen (572001) is at budget for December and \$1,581 over budget YTD

-FICA Taxes (575000) (were included under Payroll taxes) are \$602 over budget for December and \$288 under budget YTD.

-Workers Comp Ins (5321/582000) is \$860 under budget for December and \$181 under 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.

Total **Repairs and Maintenance** is \$2,415 over budget for December and \$60,944 over budget YTD.

Mainly due to garage expense.

-Building Supplies (801500) are \$1,237 over budget for December and \$3,797 over budget YTD.

-Garage (7261/802200) is at budget for December and \$53,356 over budget YTD. The figures from Standard have not been included. The November and December 2005 deficits of \$2,290 were paid this year.

-Painting (809400) is \$188 over budget for December and \$3,928 over budget YTD. (This was under Capital Expenses on prior acct. system)

-Garbage Chute (810300) is \$1,316 over budget for December and \$4,994 over budget YTD.

-Equipment Repair and Replacement (5195/81100) is \$ 102 under budget for December and \$2,965 over budget YTD.

-HVAC (815000) is \$393 under budget for December and \$757 over budget YTD.

-AC System (815100) is \$1,258 over budget for December and \$8,211 over budget YTD.

-Electric Repairs (816000) is \$500 under budget for December and \$2,012 over budget YTD.

-Hot Water Heater (817100) is \$163 under budget for December and \$2,407 over budget YTD

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-Sewer & Drain (817300) is \$1,809 over budget for December and \$2,244 over budget YTD.

-Exercise Room (818100) is \$93 over budget for December and \$1,930 over budget YTD.

Total **Operating Expenses** are \$21,356 over budget for December and \$10,328 over budget YTD.

Total **Capital Expenses** are \$3,985 under budget for December and \$76,786 over budget YTD.

-Capital Exterior Repairs (901100) is \$145 over budget for December and \$86,190 over budget YTD.

-Capital Ext Facade (904000) is \$4,587 under budget for December and \$12,467 over budget YTD.

-Capital Hot Water Heater (7202/917100) is at budget for December and \$950 over budget YTD.

Grand Total Expenses are \$17,371 over budget for December and \$87,114 over budget YTD.

The reserve funds contributions budget was \$31,561 and \$31,561 was contributed for the period December 1-31, 2006. Reserve fund contributions were \$381,169.46 and interest income transferred to reserve funds was \$21,067 for the period January 1-December 31, 2006.

The details for account expenditures can be found on the GL Disbursement Register and the AP Cash Disbursement Report.

Submitted by Darlene Chansky, Treasurer, 2500 Lakeview Association

**2500 LAKEVIEW
ANNUAL TREASURER'S REPORT
FOR THE PERIOD JANUARY 1 - DECEMBER 31, 2006**

The revised financial report, issued by Wolin - Levin, Inc., indicates that 2500 Lakeview Association owed (\$66,235.93) to the operating account and had \$747,776.92 in the reserve accounts. Total funds available for the year ending December 31, 2006 were \$681,540.99.

Beginning Balance	\$ 20,162.26
Total Income	\$ 1,417,621.91
Expenses	\$ 1,831,072.13
Reimbursements	\$ 327,052.03
Total Income over Expenses	\$ (66,235.93)

Funds in the reserve accounts breakdown as follows:

\$ 80,640.99	Chase Business Savings (3.42%)(\$80,433.30 Beginning Balance + Interest \$207.69)
\$163,607.28	FIRSTRUST Business Savings (4.83%) (\$131,445.07 Beginning Balance + Deposit \$31,561.00+Interest \$601.21)
\$100,000.00	LaSalle Bank CD -12 mo. @ 5.35% APR- Maturity Date 10/12/07
\$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. @ 5.58% APR - Maturity Date 7/12/007 (Interest \$1,412.40)
\$100,000.00	Countrywide Bank CD - 9 mo. @ 5.50% APR - Maturity Date 9/1/07 (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 - December 31, 2006 the following was noted:

Net loss for January 1- December 31, 2006 is \$86,398.19. Reserve funds will cover this loss. Subsidizing the garage cost \$53,356; Capital Exterior Repairs cost \$186,190. (\$86,190 over budget) Capital Exterior Facade cost \$67,467. (\$12,467 over budget)

We received a \$11,850 scavenger rebate. Income increased \$55,381.81 over last year

Reserve fund contributions were \$381,169.46 and interest income transferred to reserve funds was \$21,067 for the period January 1-December 31, 2006. Reserve funds increased \$37,045.81 from year-end 2005. Interest earned on reserve funds increased 43% from last year. The four reserve fund Jumbo CD's opened last year were renewed and another Jumbo CD was opened.

Total Administrative is \$1,137 over budget for January 1- December 31, 2006.

-Legal (5310/607000) is \$5,074 over budget for January 1- December 31, 2006. For review of contracts and consulting.

Total Building Services is \$7,735 under budget for January 1- December 31, 2006.

-Landscaping (702100) is \$3,763 under budget for January 1- December 31, 2006.

-Window Washing (6130/708100) is \$3,020 under for January 1- December 31, 2006. Expenses incurred last year paid this year were \$2395.

-Elevator Contract(714100) is \$1,856 over budget for January 1- December 31, 2006. January's bill was paid in December.

-Building Insurance (741000) is \$742 over budget for January 1- December 31, 2006. Expenses incurred last year paid this year were \$2395

Total Utilities is \$53,067 under budget for January 1- December 31, 2006.

-Electric (5520/502000) is \$18,761 under budget for January 1- December 31, 2006. Expenses incurred last year paid this year were \$9345.68.

Total Payroll (This was included under Building Services prior to the new accounting system.) It is \$13,493 over budget for

January 1- December 31, 2006.

-Property Mgr. (Onsite) (551000) is \$5,225 over budget for January 1- December 31, 2006. Part-time mgr. covered for FT mgr.

-Janitor Helper (553200) is \$13,953 over budget for January 1- December 31, 2006. Was included in 553100 Janitor Salaries prior to the accounting system change.

-MiscTaxes (5330/565000) are \$1,430 over budget for January 1- December 31, 2006, due to three payroll periods in March

-Health & Welfare Janitors (5440/572002) is combined with 572000 and 572001.

-Union Benefits (571200) are \$2,863 over budget for January 1- December 31, 2006.

-Health & Welfare (5440/572000) is \$5,695 over budget for January 1- December 31, 2006.

-Health & Welfare -Doormen (572001) is \$1,581 over budget for January 1- December 31, 2006

-FICA Taxes (575000) (were included under Payroll taxes) are \$288 under budget for January 1- December 31, 2006.

-Workers Comp Ins (5321/582000) is \$181 under budget for January 1- December 31, 2006. Duplicate payment and expenses incurred last year paid this year were \$4296.40.

Total Repairs and Maintenance is \$60,944 over budget for January 1- December 31, 2006. Mainly due to garage expense.

-Building Supplies (801500) are \$3,797 over budget for January 1- December 31, 2006.

-Garage (7261/802200) is \$53,356 over budget for January 1- December 31, 2006. The figures from Standard have not been included. The November and December 2005 deficits of \$2,290 were paid this year.

-Painting (809400) is \$3,928 over budget for January 1- December 31, 2006. (This was under Capital Expenses on prior acct. system)

-Garbage Chute (810300) is \$4,994 over budget for January 1- December 31, 2006.

-Equipment Repair and Replacement (5195/81100) is \$2,965 over budget for January 1- December 31, 2006.

-HVAC (815000) is \$757 over budget for January 1- December 31, 2006.

-AC System (815100) is \$8,211 over budget for January 1- December 31, 2006.

-Electric Repairs (816000) is \$2,012 over budget for January 1- December 31, 2006.

-Hot Water Heater (817100) is \$2,407 over budget for January 1- December 31, 2006

-Sewer & Drain (817300) is \$2,244 over budget for January 1- December 31, 2006.

-Exercise Room (818100) is \$1,930 over budget for January 1- December 31, 2006.

Total Operating Expenses are \$10,328 over budget January 1- December 31, 2006.

Total Capital Expenses are \$76,786 over budget January 1- December 31, 2006.

-Capital Exterior Repairs (901100) is \$86,190 over budget January 1- December 31, 2006.

-Capital Ext Facade (904000) is \$12,467 over budget January 1- December 31, 2006.

-Capital Hot Water Heater (7202/917100) is \$950 over budget January 1- December 31, 2006.

Grand Total Expenses are \$87,114 over budget January 1- December 31, 2006.

The details for account expenditures can be found on the GL Disbursement Register and the AP Cash Disbursement Reports.

Submitted by Darlene Chansky, Treasurer, 2500