

**BOARD OF DIRECTORS MEETING
2500 LAKEVIEW ASSOCIATION
Chicago, Illinois**

**MINUTES
8/26/08**

Of a regular Board of Directors Meeting held on Tuesday, August 23, 2008 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; and Eric Gould, Director. Absent: James Gatz, Director. Representing Management was Ron Heilbrunn, Supervisor, of Wolin-Levin, Inc. and Eileen Tardy, Property Manager

CALL TO ORDER

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

OWNERS COMMENTS

Owners commented on the timing of the sprinklers asking if they could be set to turn off before 7am. Management will have the timer changed.

MINUTES

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

Resolved: To dispense with the reading of the June 24, 2008, Board of Directors Meeting minutes and approve them as written.

FINANCIAL REPORT

As of July 31, 2008, there was \$43,248.57 in the operating account, \$31,951.34 in the Chase Business Money Market Account, \$242,074.57 in the US Bank MMF, \$100,389.99 in a 12 month CD at Countrywide Bank at 5.65% Apr, \$100,000 in a 12 month CD at Fifth Third Bank at 5.15% Apr, a \$109,510.99 in a 12 month CD at Corus Bank at 5.28% Apr, \$105,402.74 in a 12-month CD at Park National at 2.98% Apr., \$105,366.98 in a 12 month CD at Builders Bank with a 3.44% Apr; a 12 month CD at Bank of America for \$100,000.00 at 5.17% Apr., and \$101,335.98 at Cole Taylor Bank in an 11 month CD at 3.96%Apr for total funds available of \$1,001,581.50. The complete report is attached to these minutes.

Management was asked to assure that the MMF account at US Bank was insured for amounts over \$100,000.

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

Resolved: To renew the CD at Park National Bank for an amount not to exceed \$90,000 for 7 months at 3.5%; monies over \$90,000 including any interest accrued should be transferred to the operating account.

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

Resolved: To open a CD for \$90,000 for a period of not less than 7 months or more than 18 months.

A copy of the 2007 taxes as prepared by Condo CPA was reviewed. No taxes were owed and they have been submitted to the Internal Revenue.

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The firm of O'Keefe Lyons & Hynes reviewed sales at 2500 Lakeview Association and determined that since sales prices had not declined at 2500, they were unable to make a case for a further reduction in assessed valuation of individual property taxes at this time.

MANAGEMENT REPORT

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

Argo Tea

On Sunday, August 24th, Argo Tea, an establishment on the corner of Clark and St. James, hosted a complimentary sampling of pastries and tea in the lobby of the building. It was noted that there was no cost or profit to the Association or Argo Tea for this sampling.

OLD BUSINESS

Vibration Monitoring

2500 Lakeview Association continues with reviews of the developer's monitor during the construction at 2520 Lakeview; the July review showed no unusual findings.

Summary Window Project

A summary of the progress of Phase II of the window project through August 8, 2008 was forwarded by Jesse Horvath and reviewed by the board. As requested by the Board, Mr. Horvath also submitted a list of buildings that have gray or green glass for the board to view. After reviewing bids submitted by several companies to install sample glass in multiple colors in the hospitality room, the Board agreed that a meeting should be scheduled with Mr. Horvath to discuss the bids before making a choice.

As part of the window project, Elara in conjunction with Horvath Reich, conducted a building-wide inspection of each unit, the current location of HVAC units in each unit, the capacity of the HVAC units, and summarized what could be needed during installation of windows. Their report on the investigation was reviewed by the Board.

Garage Audit

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

Resolved: To accept the proposal of Condo CPA to perform an audit of the garage due to the turnover of garage management companies; the audit would be for 2 years commencing July 2006 through June 2008 at a cost not to exceed \$2,950.

Garage Evaluation Report

As approved at the last meeting, Carl Walker Engineering performed an evaluation of the parking structure. Their report was reviewed. A summary in the report suggested various repairs which will be considered by the Board. Some of the repairs are being addressed by staff. The report revealed that the structure was found to be in very good condition with isolated areas of deterioration. The Garage Committee was asked to evaluate the proposed repairs.

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NEW BUSINESS

Sundeck Drains

A decision on installing an additional drain line on the sundeck walkway was deferred pending observation for need in the future. A drain cover should be cleaned out.

Annual Meeting

The annual meeting will be held on Tuesday, September 23, 2008. Four owners have submitted their acceptance as candidates to fill the three vacancies. They are Darlene Chansky, 1903; Erik Gould, 1601/02; Benetta Kelly, 305; and Stan Siuta, 1305. The date of Thursday, September 4, 2008 at 7:00 pm was set for a Meet the Candidates night which will allow owners to meet them and ask questions prior to the voting.

2009 Proposed Budget

A draft of the 2009 proposed budget will be included in next months meeting packet for Board review.

Request for Voter Registration

The Board agreed to allow the 43rd ward to hold a voter registration in the building lobby as requested by Michele Smith, 43rd Ward Democratic Committeeman. The deadline for registering is October 7th, 2008.

Proposed Deck Rules

Proposed changes to the current lower deck rules were reviewed. The Board agreed to revisit the proposed changes before approving them for distribution at a later date.

Construction 1803

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

Resolved: To approve the construction plans of 1803 as presented.

Approval Rental of 2004

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

Resolved: To approve the rental of unit 2004 by Helen Fauber.

Garage Paint Repairs

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

Resolved: To approve the bid of Steve Demitric Painting to make paint/rust repairs to 6 garage doors and 15 metal posts as suggested in the Carl Walker evaluation report at a cost not to exceed \$1,951.

Motion to Censure James G. Gatz, Director

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

Resolved: That James Gatz, a sitting Director of the 2500 Lakeview Association, be censured in his capacity as a Director for a cumulative pattern of fiduciary violations and ongoing egregious conduct toward residents, staff, and Directors; documentation available upon request.

Adjournment

There being no further business, the meeting adjourned at 8:40 p.m.

**2500 LAKEVIEW
TREASURER'S REPORT
FOR THE PERIOD JUNE 1 - JUNE 30, 2008**

The financial report, issued by Wolin - Levin, Inc., indicates that 2500 Lakeview Association had \$11,467.56 in the operating account and had \$1,025,397.48 in the reserve accounts. Total funds available for the period ending June 30, 2008 were \$1,036,865.04

Beginning Balance	\$ 15,041.83
Total Income	\$ 141,011.78
Expenses	\$ 145,015.22
Reimbursements	\$ 429.17
Total Income over Expenses	\$ 11,467.56

Funds in the reserve accounts breakdown as follows:

\$ 31,924.24	Chase Business Savings (1.00%)(\$ 31,897.16	Beginning Balance + Interest \$27.08)
\$ 0.00	FIRSTRUST Business Savings (1.50%)	(\$232,719.08	Beginning Balance + Interest \$162.31+
	Interest Countrywide \$466.64	-Transfer to US Bank \$233,348.03)	
\$271,466.65	US Bank (1.51%) \$233,348.03	Transfer fr	FIRSTTRUST + Interest \$137.18 + \$37,981.44 Trans fr
	Operating		
\$100,000.00	Bank of America CD	-12 mo. @ 5.175 APR-	Maturity Date 10/12/08
\$100,000.00	Fifth Third Bank CD	-12 mo. @ 5.15 APR-	Maturity Date 12/19/08
\$109,510.99	Corus Bank CD	-12 mo. @ 5.58% APR -	Maturity Date 7/12/008 (\$105,724.23
	Beginning Balance + Interest	\$3,786.76)	
\$100,389.99	Countrywide Bank CD	-12 mo. @ 5.65% APR -	Maturity Date 9/4/08
\$105,402.74	Park National CD	- 6 mo. @ 2.98% APR -	Maturity Date 8/24/08
\$105,366.98	Builders Bank	-12 mo. @ 3.448% APR -	Maturity Date 5/3/09
\$101,335.89	Cole Taylor Bank	-11 mo. @ 5.40% APR -	Maturity Date 7/22/08

Reviewing the Statement of Income and Expenses for the period June 1 - June 30, 2008 the following was noted:
Net loss was \$3,574.27 for June and net loss YTD is \$789.60.

Total Utilities are \$2,848 over budget for June and \$9,784 over budget YTD.

-Gas (501000) is \$2,135 under budget for June and \$11,759 under budget YTD. Expenses incurred last year paid this year were \$3,663.18.

-Electric (50200) is \$4,409 over budget for June and \$24,673 over budget YTD.

-Internet/Web Service (506000) is \$25 under budget for June and \$737 over budget YTD.

Total Payroll is \$6,932 under budget for June and \$5,225 under budget YTD.

-Doorman (552200) is \$943 under budget for June and \$652 over budget YTD.

-Engineer Salaries (553000) are \$49 under budget for June and \$652 over budget YTD.

-Garage Attendants (55600) are \$369 over budget for June and \$369 over budget YTD. This will be incorporated into the Garage's Budget in August.

As of July 1,2008 we self-manage the garage.

-Misc. P/R Taxes & Fees (565000) are \$487 under budget for June and \$957 over budget YTD.

-Health & Welfare-Door (572001) is \$796 under budget for June and \$6,888 under budget YTD. Expenses incurred last year paid this year were \$415.99.

-Health &Welfare Janitor (572002) is \$2,130 under budget for June and \$2,479 over budget YTD.

-Workers Comp Insuran (58200) is \$941 under budget for June and \$5,466 over budget YTD.

Total Administrative is \$2,069 under budget for June and \$1,776 under budget year-to-date (YTD).

-Accounting Services (60100) are \$375 under budget for June and \$2,025 over budget YTD.

-Tax Compilation (601300) is at budget for June and \$1,200 over budget YTD. The \$1200 was coded incorrectly and will be moved to Repairs and Maintenance.

-Printing & Copying (609300) is \$87 over budget for June and \$218 under budget YTD. Expenses incurred last year paid this year were \$41.75

-Meeting Expenses (610000) are \$30 under budget for June and \$258 under budget YTD. Expenses incurred last year paid this year were \$95.00.

-Promotion and Goodwill (614500) is \$208 under budget for June and \$1,022 over budget YTD. Expenses incurred last year paid this year were \$2,205.29

Total Building Services is \$1,590 over budget for June and \$5,437 under budget YTD.

-Landscaping (702100) is \$888 over budget for June and \$3,428 under budget YTD.

-Elevator Contract (714100) is \$1,858 under budget for June and \$10,256 over budget YTD.

-Light Bulbs (716100) is \$992 under budget for June and \$295 over budget YTD.

-Credit Card Fees (731301) is \$678 over budget for June and \$678 over budget YTD. This will be incorporated into the Garage's Budget in August.

As of July 1,2008 we self-manage the garage.

-Janitors Unit (731800) is \$16 over budget for June and \$94 over budget YTD. This will recur monthly because \$667 was budgeted and expense is \$683.

-Building Insurance (74100) is \$3,973 over budget for June and \$6,379 under budget YTD.

Total Repairs and Maintenance is \$2,314 over budget for June and \$40,062 over budget YTD.

-Misc. Repairs (801300) are \$155 under budget for June and \$4,257 over budget YTD. Expenses incurred last year paid this year were \$295.45.

-Repairs (Reimburse)(801301) are \$567 over budget for June and \$1,903 over budget YTD.

-Building Supplies (801500) are \$1,060 under budget for June and \$3,276 over budget YTD. Expenses incurred last year paid this year were \$1,163.00

-Garage Expense (80220) is \$5,031 over budget for June and \$20,570 over budget YTD. Expenses incurred last year paid this year were \$13,255. \$4284.06 will be expensed to the association. \$747 will be incorporated into the Garage's Budget in August. As of July 1, 2008 we self-manage the garage.

-Garage Door Maint (802201) is \$2,739 over budget for June and \$2,739 over budget YTD.

-Doors & Locks (808100) are \$208 under budget for June and \$3,270 over budget YTD.

-Painting (809400) is \$417 under budget for June and \$5,783 over budget YTD.

-Garbage Chute (810300) is \$375 under budget for June and \$1,814 over budget YTD.

-Smoke Detectors (810501) are \$292 under budget for June and \$2,200 over budget YTD.

-HVAC (815000) is \$623 over budget for June and \$2,538 over budget YTD.

-AC System (815100) is \$6,866 over budget for June and \$3,918 over budget YTD. Carrier repairs to the system, some to be reimbursed by 2520 development.

-Plumbing (81700) is \$1,612 under budget for June and \$9,722 over budget YTD.

-Exercise Room (818100) is \$43 over budget for June and \$871 over budget YTD.

-Pool Expenses (818500) are \$810 over budget for June and \$6,745 over budget YTD. \$4360.53 will be expensed to CAP-Roof Deck

-Pool Deck (818501) is \$208 under budget for June and \$1,806 over budget YTD.

Total Operating Expenses are \$2,249 under budget for June and \$37,408 over budget YTD.

Total Capital Income is \$7,527 over budget for June and \$26,462 under budget YTD.

-Reserve Interest Inc (415000) is \$2,540 under budget for June and \$862 under budget YTD.

-Transfer Fr Reserves (450000) is \$30,628 under budget for June and \$58,768 under budget YTD. Operating Income utilized instead of reserve funds..

Total Capital Expenses are \$15,144 under budget for June and \$94,903 under budget YTD.

-CAP-Interior Repairs (901200) are \$821 over budget for June and \$33,453 over budget YTD.

-CAP-Roof Deck (907107) is at budget for June and \$4,400 over budget YTD.

-Capital-HVAC (91500) (Windows) is \$2,288 over budget for June and \$29,459 over budget YTD. Expenses incurred last year paid this year were \$12,127.30.

-CAP-Hot Water Heater (917100) was \$1,667 under budget for June and \$9,748 over budget YTD. Expenses incurred last year paid this year were \$19,750.

-Transfer to Reserves (950000) is \$4,166 over budget for June and \$89,936 under budget YTD. Due to non-budgeted capital expenditures.

Grand Total Expenses are \$17,393 under budget for June and \$57,495 under budget YTD.

The reserve fund contribution budget was \$33,815 and \$37,981 was made for the period June 1-31, 2008. Reserve funds contributed YTD were \$112,954. Interest income transferred to reserve funds was \$793 for the period June 1-June 30, 2008. Reserve interest earned YTD is \$19,998.

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
TREASURER'S REPORT
FOR THE PERIOD JULY 1 - JULY 31, 2008**

The financial report, issued by Wolin - Levin, Inc., indicates that 2500 Lakeview Association had \$43,248.57 in the operating account and had \$1,001,581.50 in the reserve accounts. Total funds available for the period ending July 31, 2008 were \$1,044,830.07

Beginning Balance	\$ 11,467.56
Total Income	\$ 148,640.95 (\$126,040.95 Building + \$22,600 Garage)
Expenses	\$ 117,734.97 (\$104,543.97 Building + \$13,191 Garage)
Reimbursements	\$ 875.03
Total Income over Expenses	\$ 43,248.57

Funds in the reserve accounts breakdown as follows:

\$ 31,951.34	Chase Business Savings (1.00%)(\$ 31,924.24 Beginning Balance + Interest \$27.10)
\$242,074.57	US Bank (1.51%) Beginning Balance	\$271,466.65T + Interest \$296.18 + \$37,981.44 Trans Fr. Operating
\$100,000.00	Bank of America CD	-12 mo. @ 5.175 APR- Maturity Date 10/12/08
\$100,000.00	Fifth Third Bank CD	-12 mo. @ 5.15 APR- Maturity Date 12/19/08
\$111,451.14	Corus Bank CD	-12 mo. @ 3.90% APR - Maturity Date 7/12/09 (\$105,724.23 Beginning Balance + Interest \$3,786.76 + Interest \$1,940.15)
\$100,389.99	Countrywide Bank CD	-12 mo. @ 5.65% APR - Maturity Date 9/4/08
\$105,402.74	Park National CD	- 6 mo. @ 2.98% APR - Maturity Date 8/24/08 (\$112,144.12 Balance as of 8/26/08)
\$105,366.98	Builders Bank	-12 mo. @ 3.448% APR - Maturity Date 5/3/09
\$104,944.74	Cole Taylor Bank	-11 mo. @ 3.96% APR - Maturity Date 6/22/09 (Beginning Balance \$101,335.89 + Interest \$3,608.85)

Reviewing the Statement of Income and Expenses for the period July 1 - July 31, 2008 the following was noted:
Net gain was \$31,781.01 for July and net gain YTD is \$30,991.41.

Total **Utilities** are \$3,781 under budget for July and \$6,003 over budget YTD.

-Gas (501000) is \$2,400 under budget for July and \$14,159 under budget YTD. Expenses incurred last year paid this year were \$3,663.18.

-Electric (50200) is \$565 over budget for July and \$25,238 over budget YTD.

-Internet/Web Service (506000) is \$25 under budget for July and \$712 over budget YTD.

Total **Payroll** is \$3,460 under budget for July and \$9,055 under budget YTD.

-Misc. P/R Taxes & Fees (565000) are \$10 under budget for July and \$947 over budget YTD.

-Health & Welfare-Door (572001) is \$796 under budget for July and \$6,888 under budget YTD. Expenses incurred last year paid this year were \$415.99.

-Health & Welfare Janitor (572002) is \$712 over budget for July and \$3,190 over budget YTD.

-Workers Comp Insuran (58200) is \$941 under budget for July and \$4,525 over budget YTD. This should be under budget at year-end.

Total **Administrative** is \$1,708 under budget for July and \$3,483 under budget year-to-date (YTD).

-Accounting Services (60100) are \$375 under budget for July and \$1,650 over budget YTD.

-Tax Compilation (601300) is \$1,200 under budget for July and at budget YTD. (\$1,200 from last month was reclassified to Misc. Repairs-801300)

-Printing & Copying (609300) is \$113 under budget for July and \$331 under budget YTD. Expenses incurred last year paid this year were \$41.75

-Meeting Expenses (610000) are \$88 under budget for July and \$346 under budget YTD. Expenses incurred last year paid this year were \$95.00.

-Promotion and Goodwill (614500) is \$208 under budget for July and \$814 over budget YTD. Expenses incurred last year paid this year were \$2,205.29

Total **Building Services** is \$9,410 under budget for July and \$15,526 under budget YTD.

-Elevator Contract (714100) is \$1,858 under budget for July and \$8,398 over budget YTD. This should be under budget at year-end.

-Janitors Unit (731800) is \$16 over budget for July and \$110 over budget YTD. This will recur monthly because \$667 was budgeted and expense is \$683.

Total **Repairs and Maintenance** is \$16,204 over budget for July and \$32,957 over budget YTD.

-Misc. Repairs (801300) are \$68 under budget for July and \$4,189 over budget YTD. Expenses incurred last year paid this year were \$295.45.

-Repairs (Reimburse)(801301) are \$122 under budget for July and \$1,781 over budget YTD.

-Building Supplies (801500) are \$391 under budget for July and \$2,884 over budget YTD. Expenses incurred last year paid this year were \$1,163.00

-Metal Maintenance (805100) is \$5,700 over budget for July and \$2,700 over budget YTD.

-Doors & Locks (808100) are \$138 over budget for July and \$3,408 over budget YTD.

-Painting (809400) is \$578 over budget for July and \$6,361 over budget YTD. Mainly for window leakage and general repairs.

- Garbage Chute (810300) is \$911 over budget for July and \$2,725 over budget YTD.
- Fire Safety (810500) is \$1,306 over budget for July and \$1,513 over budget YTD.
- Smoke Detectors (810501) are \$292 under budget for July and \$1,908 over budget YTD.
- Lights & Fixtures (812200) are \$5,044 over budget for July and \$4,738 over budget YTD.(\$4,245 will be reclassified to Cap-Roof Deck (907107).
- HVAC (815000) is \$743 over budget for July and \$3,281 over budget YTD.
- AC System (815100) is \$595 under budget for July and \$3,326 over budget YTD. Carrier repairs to the system, some to be reimbursed by 2520 development.
- Plumbing (81700) is \$336 over budget for July and \$10,058 over budget YTD.
- Exercise Room (818100) is \$143 under budget for July and \$728 over budget YTD.
- Pool Expenses (818500) are \$1,315 over budget for July and \$8,060 over budget YTD. \$4,360.53 will be expensed to CAP-Roof Deck (907107).
- Pool Deck (818501) is \$5,785 over budget for July and \$7,591 over budget YTD. \$5,993.32 will be expensed to CAP-Roof Deck (907107).

Total Operating Expenses are \$2,155 under budget for July and \$10,897 over budget YTD.

Total Capital Income is \$44,242 over budget for July and \$15,389 under budget YTD.

- Reserve Interest Inc (415000) is \$4,870 over budget for July and \$4,007 over budget YTD.
- Transfer Fr Reserves (450000) is \$39,372 over budget for July and \$19,396 under budget YTD. Operating Income utilized instead of reserve funds.

Total Capital Expenses are \$11,937 over budget for July and \$80,547 under budget YTD.

- CAP-Interior Repairs (901200) are \$35,503 over budget for July and \$68,956 over budget YTD. Due to the Lobby Renovation.
- CAP-Roof Deck (907107) is at budget for July and \$4,400 over budget YTD. Additional expenses will be reclassified to this account.
- Capital-HVAC (91500) (Windows) is \$5,833 under budget for July and \$23,626 over budget YTD. Expenses incurred last year paid this year were \$12,127.30.
- CAP-Hot Water Heater (917100) was \$1,667 under budget for July and \$8,081 over budget YTD. Expenses incurred last year paid this year were \$19,750.
- Transfer to Reserves (950000) is \$4,166 over budget for July and \$85,770 under budget YTD. Due to non-budgeted capital expenditures.

Grand Total Expenses are \$9,822 over budget for July and \$69,650 under budget YTD.

The reserve fund contribution budget was \$33,815 and \$37,981.44 was made for the period July 1-31, 2008. Reserve funds contributed YTD were \$150,935.44. Interest income transferred to reserve funds was \$8,203 for the period July 1-July 31, 2008. Reserve interest earned YTD is \$27,338.

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