

Museum Park Lofts 1 Condominium Association
BOARD OF DIRECTORS MEETING MINUTES

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March 21, 2007

Present: Lou Berthiaume, Mel Thillens, Paul Rades, JeLene Harder and Rich Zielinsky

Absent: Guy Kershner, Dan Dobbins

- I. Call to Order - Lou opened the meeting at 7:34 pm
- II. Old Business
 - A. Bulk Cable – Lou discussed that not enough unit owners expressed an interest in a bulk discounted cable agreement. Mel : Motion to remove this item from the table. Paul: 2nd the motion. We can always look into this again at a later date if there is interest.
 - B. 2004 and 2005 Excess Operating Funds Carryover – Lou discussed that we must approve the audit and make copies available to owners in the management office upon request. Paul: Motion to approve the audit and make the copies available. Mel: 2nd the motion. Vote Passed: 3-0
 - C. Approval of Proposed Owner-Family Occupancy / Lease Restrictions – Lou stated that this item was tabled from the last meeting on 1/17/07. The board consulted our attorney again regarding the procedure for passing this new rule. We need 2/3rds approval of the association unit owners in order to pass this new by-law. We should set up a committee to gather proxies over an 11 month time frame. The by-law should also include background, credit, and criminal checks for all renters. Paul: Motion to form a committee. Lou: 2nd the motion. Vote Passed: 3–0 Mel: Asked for committee volunteers and Russ, Mary Ann and Todd volunteered. Adam Kelly was also nominated but was not present (later Adam agreed to be on the committee).
- III. New Business
 - A. Rubbish Rebate City of Chicago
 - 1) Lou: We were give a rebate from the City from the money we pay to them through our taxes for Refuse Removal, since condo buildings are required to use a private waste hauler.
 - 2) Mel: Motion to accept the rebate and deposit it. Paul: 2nd the motion. Vote Passed: 3-0
 - B. 2006 Excess Operating Funds Carryover
 - 1) Lou: We have \$9,762 remaining from the 2006 budget and suggest we carryover the credit and apply it to 2007 landscaping expenses due to damage from dogs, foot traffic and harsh weather.
 - 2) Mel: Motion to approve the carryover. Paul: 2nd the motion. Vote Passed: 3-0
 - C. Rubbish Removal Contract Approval
 - 1) Jelene stated, Roy Strom Co. has given us a proposal for a 3 year contract for \$460 / mo., which is a \$500 / yr. savings over our 2006 expenses.
 - 2) Lou: Motion to approve the proposal and proceed. Paul: 2nd the motion.
 - D. HVAC Contract Approval
 - 1) Jelene stated, Hill Mechanical has given us a proposal for a 1 year contract for \$1,402 / qtr, which is below our 2006 expense. The contract will provide maintenance on the heating and air conditioning for the 3 pieces of equipment for the common areas.

- 2) Paul: Motion to approve the contract. Mel: 2nd the motion and will have the attorney review prior. Vote Passed: 3-0
- E. Insurance – Renewal Approval for 2007**
 - 1) Lou: The cost in 2006 was \$36,972 and the 2007 proposal is for \$41,336. The increase is due to the addition of workman's comp to the policy. This insurance with Rockwood Insurance is still less cost than the other in the previous bid.
 - 2) Jelene will post the Condo Insurance Act on the website that relates to condo associations covering the cost of individual units as originally constructed.
 - 3) Mel: Motion to accept the new 2007 proposal from Rockwood Insurance. Paul: 2nd the motion. Vote Passed: 3-0
- F. Landscaping Proposals for 2007**
 - 1) Jelene is getting 3 bids for regular landscaping service as well as extras such as replacing sod, relocating trees from canopy, replanting the green plants below the canopy and removing the stone.
- G. Hot Water Temperatures too High**
 - 1) Jelene informed us that a plumber was onsite 3/19/07. She will monitor for 1 week and if no improvement make further arrangements for repairs.
- IV. Approval of Minutes for 1/17/07**
 - Dan: Motion to post the minutes from the previous meeting; Lou: 2nd the motion. The minutes will be posted on the web site www.125east.com
- V. Management Report**
 - A.** Garage pavement cracks are being addressed. Carl from Enterprise (Developer) has agreed to fix the 50 cracks that the board identified in the original punch list from 2 years ago. Will be completed the 1st week of April.
 - B.** The Developer has fixed the canopy gutter drain
 - C.** Garage clean out of garbage and personal items completed 3/19.
 - D.** Windows will be washed in the next 30 days.
 - E.** Painting of the lobby yellow walls, Venetian paint will be completed in 1 week and cost \$500.
 - F.** Raise the Bar Program from Draper and Kramer will be done by March 31st.
 - G.** Job Descriptions and Job Responsibilities Checklist for the Engineer and Janitor are forthcoming.
- VI. Treasurer's Report**
 - Done
- VII. Committee Reports:**
 - A.** Communications – Adam Kelly and Mary Ann
 - B.** Safety and Security – Paul: We are still looking for volunteers to chair the current committees, please let us know if you are interested.
 - C.** Social - Paul: We are still looking for volunteers to chair the current committees, please let us know if you are interested.
- VIII. Open Discussion**
 - A.** Lou: Association repairs to common elements in units will be given 48 hours notice, unless it is an emergency. Leaks in units are the owners responsibility, if not fixed then the association will fix it and bill the unit owner back for the repairs, plus an oversight fee.

- B.** Several unit owners expressed their concern about cleanliness and upkeep, such as painting. Lou: Staff schedules are being evaluated and we are budgeted for 2007 for painting repairs.
- IX.** Next Meeting – May 16th at 7:30 PM, at the Museum Park Club House – Tower 1
- X.** Adjournment – 9:01 PM.

Submitted by: Paul Rades
Board Secretary

5/15/07