

**EAST POINT CONDOMINIUM ASSOCIATION
BOARD OF MANAGERS MEETING
April 28, 2016**

Attendance

Board members: Tom Fraser (President, 16-A), Larry Hiler (Vice President, 36-C), Phil Bernstein (Treasurer, 4-C), Jerry Goodman (15-D), Bill Hancox (38-A), Christian Malcolm (36-A), Dan Odronic (15-C) Michael Mattson (Secretary, 31-C), Kevin Rooney (28-B).

Management: Edina Devic (Property Manager), Chris Algera (Property Management Supervisor)

Unit Owners' Forum

Unit Owners' forum began at 7:00pm. There were several unit owners present. An owner expressed concerns about personal costs associated with façade repairs, where there is a breakthrough from the outside into the unit. Management and the President explained these issues are covered clearly in the condominium's declarations.

Another owner asked whether leakage problems in the D-tier would be addressed in the near future. The President indicated that the management and the board were aware of these problems and they would be appropriately addressed.

Call to Order

President Tom Fraser called the meeting to order at 7:11 p.m.

Approval of Minutes

A motion to approve the minutes of the March 24, 2016 meeting was made and seconded. The motion was approved with one abstention and no changes.

Rights of First Refusal

Motions were made and seconded separately to waive the Association's rights of first refusal for units 8C, 26C and 10B. The individual motions were unanimously approved.

Treasurer's Report

Treasurer Phil Bernstein reported that total operating income and operating expenses in March 2016 (before reserve funding) were \$160,344 and \$100,231, respectively. Operating income of \$50,195 had been budgeted; the variance was a positive \$9,919. Year-to-date the variance is \$29,816 (20%) (positive) over budget.

The reserves were funded with \$51,942 and \$212 interest. As of March 31, there was \$243,443 in all reserve accounts, combined.

Management Report

Form 22.1

A motion was made and seconded to approve the information updated in the online form for Section 22.1 of the Illinois Condominium Property Act. The motion was unanimously approved.

Promenade Deck Door

Management presented an estimate from Mega Locksmith & Security to install a 600 lb. magnetic lock on the Sky Room door, at a cost of \$1,600. A suggestion was made that we request a 1-year warranty on the work. Subject to this modification, a motion was made and seconded to approve the expenditure of funds. The motion was unanimously approved.

D-Tier Façade Repairs

Management provided a proposal from KGH to perform façade work of six units in the D-tier that had reported water damage. Since façade work for the D-tier had been performed in prior years (and B- and C-tier work is being performed this year), there would have to be a special scaffolding drop to address problems in these units. The estimated cost is \$32,176. Board members discussed whether we should expect a discount from this amount, since some of the problems had presumably been addressed in RBS's earlier work on the D-tier. Whether a proposal will be brought to the board will be discussed in the A&E committee.

Elevator Telephone Service

A motion was made and seconded that we approve using AT&T at a cost of \$125/month to provide telephone service for the elevators. The motion was unanimously approved.

Invoices over \$2,500

None

Committee Reports and Recommendations

Committee reports are no longer presented orally at board meetings as long as the written committee reports contain all the information to be presented to the Board. Only additions or changes will be presented orally.)

There were no committee meetings for which minutes were submitted within the last month.

Daniel Odronic, chairman of the marketing committee, provided an initial draft of a resident survey, which will be used by the Board to prioritize and plan future capital expenditures for the Association. Board members provided feedback on this initial pass. Bill Hancox agreed to work with Daniel to refine the survey over the next several months.

Tom Fraser reported on behalf of the communications committee that the newsletter would be released the next day.

There were no other either written or oral reports submitted.

Old Business

Capital Projects

The Board President reminded members of upcoming preparations for the long-term capital needs assessment. Phil Bernstein provided the format and form for submission of capital requests to the board. Lists of capital projects were submitted by the A&E and Garage committees.

DVR Replacement

A motion was made and seconded that we approve using Mega Security at a cost of \$950 to provide a 16-channel DVR for our security system. The motion was unanimously approved.

New Business

A motion was made and seconded to install an automatic door opener for the laundry room to make it more accessible for some residents. The cost of such an opener would be \$3,780 – a bid submitted by Mega Security. After much discussion, the motion failed by a vote of 6 to 2.

A motion was made and seconded to purchase a carpet extractor replacement for \$2,987 from Supplyworks. The motion was unanimously approved. The cost of this extractor is to be considered a capital expense as opposed to an operating expense; implying the cost will be taken from the Association's reserve funds.

Executive Session

The executive session began at 8:32.

The regular session was resumed at 8:36.

A motion was made and seconded to approve a payment plan for a resident who is delinquent on his/her assessments. The motion was unanimously approved.

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Adjournment

The meeting was adjourned at 8:42 pm

Minutes

The minutes were prepared by Secretary Mike Mattson. Supporting reports and documents are on file in the building office.