

Paulina Court Condominium Association

Board Meeting Notes March 4, 2004

Board Members Present: Kathryn Hallenstein, Mark Hoeve, Joe Juhnke, Jeff Knapp, David Miller, Cynthia Styx

Unit Owners Present: Terry Brackney, Kelly Bridgeman, Judi Brown, Rachel Hooker

Guests: Alan Gold (A.P. Gold Realty/Management)

Cynthia Styx called the meeting to order at 7:05 p.m.

February 2004 Meeting Minutes

The February 2004 meeting minutes were approved by the Board.

Balcony Repair

No update at this time – further details on estimates will be provided.

Cleaning Common Areas

We have hired a cleaning person to clean the common areas once per month. The first cleaning took place on March 4. Please provide any feedback to Jeff Knapp jknapp2@comcast.net.

2004 Spring Cleaning Planning Committee

Mark presented the the 2004 Spring Cleaning plan, and it was reviewed and approved by the Board. The Spring Cleaning day will take place on Saturday, May 1, 2004. More information will be provided by the committee in early April.

Pigeon Abatement

Rachel and David have volunteered to lead the new effort to control the pigeon population on our building. They will be ordering bird spikes from Birdguard.com and these will need to be installed – Joe offered to help with this. The cost is around \$250 for the initial order, and the company guarantees results. After determining the success of this new initiative, we will determine whether or not to place an additional order and continue to do business with Birdguard.

Operations (“How-To”) Manual

The board will be working on an Operations (or “How To”) Manual. This document will contain information on items such as the parking lot gates, front gate operation, timers, lights, etc. Cynthia and Jeff will coordinate.

Estimates for Outside Wall Insulation

The insulation issue was discussed and estimates will be obtained. This item will be reviewed at the April meeting.

Outdoor Lights – Timers

The outdoor lights have been adjusted – light sensors will be used to control their operation.

Property Tax Appeal

We are now appealing the property tax increase with the Cook County Board of Review. An update will be provided at the April meeting.

Cigarette Butts

Please refrain from discarding cigarette butts in the courtyard.

Remote Controls

Remote controls for the parking gates are available to homeowners. Please contact Joe for more information.

Kelly Bridgeman's Unit - Water Damage

The Board needs to determine if the association will reimburse Kelly for the interior repairs made due to water damage. Water had leaked into Kelly's unit from another unit earlier this winter.

Handyman

Names/numbers for handymen are available on the website paulinacourt.org

Heat Tape

As a reminder/to-do item for the Board, the heat tape will need to be inspected and maintained now that the snow has melted.

Paint Colors for Hallways

The paint colors are as follows:

Walls

Linen White 21570, Benjamin Moore Regal Satin/Flat Finish

Common Area Doors and Window Casings

Medium Base 3192B, Benjamin Moore Regal Eggshell Aqua Velvet

Door Frames, Railings, Baseboards

Unknown

The meeting was adjourned at 8:05 pm.

