

Paulina Court Condominium Association

Board Meeting Notes April 7, 2004

Board Members Present: Mark Hoeve, Jeff Knapp, Cynthia Styx

Unit Owners Present: Dani Albers, Kelly Bridgeman, Judi Brown, Kjerstine McHugh, Greg McQuillan, Rene Rafi

Guests: Alan Gold (A.P. Gold Realty/Management), John Glowacki (Marion Inc.)

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

Balcony Repair

John Glowacki from Marion Inc. attended the meeting and provided details on the balcony repairs. The project would involve filling and sealing the ceilings with waterproof material, then applying a polyurethane coating. The ceilings would then be repainted. The floors would also be repaired by sealing cracks, applying an epoxy primer and laying several coatings so that the floor would become rubber-like.

The price is \$650 per small balcony and \$950 per large balcony. The work comes with a two year warranty.

The Board voted to approve the repairs for 3 units in 5912 and 3 in 5924. The work will take place in May. This is a 3 day process and each homeowner will be contacted to coordinate timing of the work.

2004 Spring Cleaning – May 1, 2004

The Spring Cleaning day will take place on Saturday, May 1, 2004. Details of the plan were provided to all homeowners, and sign-up sheets will be posted. The scheduled hours of the clean-up day are 9am to 12pm.

Pigeon Abatement

As noted in the March meeting, Rachel and David have volunteered to lead the new effort to control the pigeon population on our building. The materials from birdguard.com have arrived and now need to be installed. We need to decide whether to perform the installation ourselves or hire this out to professionals. Concerns were raised about performing this work ourselves (safety and liability).

Ongoing Communications – Timing Improvements

The Board voted to make the following improvements in communication:

1. The monthly meeting agenda will be distributed in advance of the meeting
2. Meeting minutes will be sent to the Board for approval via email, rather than waiting until the following month's meeting to review and approve. Board members will need to proactively respond (via email) to the Secretary with their changes and/or approval before the minutes will be considered final. Following approval, the minutes will be sent to Alan's office and then mailed to all homeowners.

The Board voted against sending important notices to homeowners via Registered Mail.

Property Tax Appeal

We are now appealing the property tax increase with the Cook County Board of Review. There is no update at this time, although the attorney is not optimistic.

Kelly Bridgeman's Unit - Water Damage

The Board determined that the expenses are not the responsibility of the Association. The homeowners involved will negotiate a resolution.

Financials as of March 31, 2004

The balance in the operating account is \$14,562.60. The balance in the money market/checking account is \$13,983.38

The meeting was adjourned at 8:00 p.m.