

Paulina Court Condo Board Meeting Minutes

January 20, 2009, 5912 Basement

Board Members Present: Lori Altman, Terry Brackney, Judi Brown, Mark Hoeve,
Sara Zimmerman

Owners Present: Boyce Bryson, Kjerstine McHugh, Kate Mohill

The meeting was called to order by Mark Hoeve at 7:05 P.M.

Treasurer's Report

- Judi distributed the budget report. She reported that overall we were under budget by \$2,600 for 2008. \$1,700 of this overage came from the scavenger rebate received from the city of Chicago. Our total heating expenses for the year totaled, \$31,600.00 or \$600.00 over budget.
- A motion was made to approve the treasurer's report. The motion was seconded and approved.

Old Business

- **Key Replacement**

Judi re-emphasized the importance of owners using the correct keys for unit and common area doors. Each owner should have two keys: one to unlock their unit doors and one that unlocks all common area doors including the front and side gates. Using the wrong key in the 5920 entry door has created an ongoing problem resulting in a broken lock and costly repairs to have the lock replaced.

Kjerstine McHugh volunteered to contact the owners in 5920 who may not have the correct common area door keys; and to make duplicate keys for distribution to them.

- **Balcony Repair Project - Special Assessment Notices**

A letter will be sent from Alan Gold's office to all owners with information concerning the balcony repair special assessment. The letter will contain the assessment amount owed per owner and what the payment options will be. The first installment will be due on March 1st, 2009. Any questions concerning the special assessment payment options should be directed to Alan Gold's office.

- Mark reported that Kathryn Hallenstein has volunteered to be the point person to coordinate contact between Alan Gold, the balcony repair contractors, and unit owners for this summer's balcony repair project. She will contact owners whenever necessary to update them with information about the repair project process, schedules, and any instructions (e.g. having everything removed from balconies by a certain date).

- **Building Code Violations Update**

Alan Gold met with the city on 1/06/09 concerning our building code violations and was granted an extension until April 17. We hope to have all contracts in place by this date for the needed repairs.

Mark reported that we have received two bids for repair for two of the items cited by the city for violations: balcony lintel replacement and rear archway masonry repair. The bid received from Marion is approximately \$9,000 (\$7,000 for lintel replacement and \$1,900 for masonry repair). The bid received from Arrow is approximately \$50,000 and includes replacing 10 lintels and refurbishing all other balcony lintels, plus caulking and capping 54 windows (48

east and 16 north windows). The work proposed by Arrow goes beyond what was cited in our code violations, but it is work that will be need to be done at some point in the future.

Mark suggested that we should also have a point person to coordinate communication between building code violation repair work, Alan Gold, and owners. It may make sense to include these duties with the balcony repair project.

New Business

- **5920 Ice Dam Update**

Mark reported that because of our unusually large snowfalls, below zero temperatures, and faulty ground fault interrupters (GFI) for the guttering heat tapes, an ice dam had formed on the roof of 5920. The ice buildup caused the gutters to become blocked and in turn prevented melting snow from draining from the roof as it should. The water seepage from the roof caused some water damage to ceilings and sliding glass door casements in 3 units.

Accumulating water from snowmelt is causing the GFIs to trip thus shutting down the gutter heat tapes. Starr Roofing was able to come out, remove the ice buildup and repair what damage had occurred to the roof. When the weather improves, the GFIs will be replaced with regular electrical plugs to prevent the GFIs from tripping. It was also suggested that replacing the current building guttering with a larger, industrial size guttering may also help to alleviate the snowmelt water overflow problem in the future.

Our handy man will assess the water damage in the 3 affected units. Mark suggested that unit owners should have photo documentation of the damage for insurance claim purposes. Repair cost responsibilities will be determined once the extent of the damage has been determined.

- **Additional Repair Issues**

Kate Mohill reported that the 5916 backstairs gate to the alley is not closing properly and is in need of repair. Repair will be scheduled when the weather and outside temperatures allow.

The meeting adjourned at 7:50 P.M.

General Reminders and Paulina Court Updates

- **Cold Weather Reminder!** To help prevent interior kitchen water pipes from freezing and bursting during extreme cold, remember to leave cabinet doors under the sink at least partially open and occasionally run water from your refrigerator water dispenser to help the water line remain open.
- **Safety First: Close and Lock all Doors and Gates**
With reports of recent neighborhood attempted home break-ins, even during the recent cold weather, it's extremely important to remember to double check that all doors and gates are completely closed, latched and locked as you enter and exit the building. If you notice a broken lock or common area door that doesn't close properly, please contact a board member via email to schedule repair.

Next board meeting: Tuesday, February 10, 7:00 P.M. - 5912 Basement