

Paulina Court Condo Board Meeting Minutes

June 9, 2009 - 5912 Basement

Board Members Present: Terry Brackney, Judi Brown, Kathryn Hallenstein, Sara Zimmerman
Owners Present: Deborah Aktins, Kjerstine McHugh, Kate Mohill

The meeting was called to order by Kathryn Hallenstein at 6:40 P.M.

Treasurer's Report

- Judi distributed the budget report through May 31, 2009.
- She reported that assessment payment delinquencies are at an all time high. Late notices have gone out from the management office to owners who are behind in their assessment payments. Judi also mentioned that all owners have until August 1st to complete all special assessment payments to the balcony repair project. A late fee of \$45 (per month) will also apply to late special assessment payments, as it does to late regular assessment payments.
- We are at the 2009 half-way point for heating and have spent approximately \$14,000 on heat.
- Other than heating, our largest expense to date has been for repair of the code violations.
- A motion was made to approve the treasurer's report. The motion was seconded and approved.

Old Business

- **Building Code Violations and Balcony Repairs Update**
Kathryn reported that all building code violation repairs have been completed. Alan Gold is working to have the city building inspector visit the building for re-inspection by the end of this week or the first of next week. It is hoped that the contractors who completed the repairs will also be on hand during the re-inspection. If we pass inspection, work will soon begin on the balcony repair project and will hopefully start prior to the July 4th weekend. Owners will be updated by email when a start date has been confirmed.
- **Spring Clean-up Day Follow-up**
Kathryn praised the great turnout and thanked all those who participated in the May spring clean-up morning. Special thanks went to Deborah Atkins who volunteered to oversee the event and assign tasks. Deborah reported that tasks have been assigned to owners who were unable to attend the clean-up. She will check with Kelly Bridgeman to determine the status of the disposal of the used paint containers that were collected and are currently stored in the 5924 basement.
- **Property Security**
Kathryn stressed that all owners should be vigilant to see that all common area doors are completely closed and locked after use, especially the exterior basement doors. This comes after recent discovery that some exterior basement doors have been left open and/or unlocked. All faulty common area locks have been recently repaired or replaced by our handyman.
- **Rules and Regulations Booklet Update**
Terry reported that he has completed the revision and update of the rules and regulations manual. The updated manual will be sent to all owners via email, a printed copy will be distributed to each unit, and a copy will be posted to the Paulina Court website.

Other Business

- **Bird nest issues**

Kate Mohill reported to the board that she has had a problem with birds nesting in her dryer vent. She will contact the management office for a recommendation for a nest removal service and the installation of an exterior vent cover.

- **No July board meeting**

The board agreed that a July board meeting would not be necessary. The next scheduled board meeting will be Tuesday, August 11. Any repair updates or other issues that need immediate attention will be handled by email.

The meeting adjourned at 7:10 P.M.

General Reminders and Paulina Court Updates

- **Special Assessment Payments**

Please remember that all balcony repair special assessment payments are due by August 1, 2009. A late fee of \$45 (per month) will apply to payments that are received after August 15th. If you have any questions or issues concerning your Paulina Court financial responsibilities, please contact the management office at 773-935-9309.

- **Safety First: Close and Lock all Common Area Doors and Gates**

Please 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 a repair.

- **Balcony Repairs**

Balcony ceiling demolition will begin very soon. Please remove all items from your balcony, including flower boxes/holders that attach to the railings, if you have not already done so.

- **The Sounds of Summer**

Now that warm weather has returned and windows are open, remember that sounds and voices tend to amplify in our courtyard, especially from the balconies and decks. Please be considerate of your neighbors by keeping music, telephone conversations, and voices at low volume during the night time quiet hours.

- **Www.paulinacourt.org and Current Email Addresses**

If you have a new or updated contact email address, please contact Khiem Tran at ktran.chicago@comcast.net so he can update it on the Paulina Court website. We will also post summer repair project updates on the website.

The website login is [paulinacourt](#) and the password is [paulina1379](#).

- **Paulina Court Needs You!**

Want to get involved? Attend your board meetings. We need your interest, ideas, input and support.

Next board meeting: Tuesday, August 11, 7:00 P.M. - 5912 Basement