

# Paulina Court Condo Board Meeting Minutes

April 13, 2010 - 5912 Basement

**Board Members Present:** Lori Altman, Terry Brackney, Judi Brown, Boyce Bryson,  
Mark Hoeve, Sara Zimmerman  
**Owners Present:** Deborah Adkins, Kathryn Hallenstein, Kate Mohill  
**Management:** Alan Gold

The meeting was called to order by Mark Hoeve at 7:00 P.M.

## Treasurer's Report

- Judi distributed copies of the budget report through 3/31/2010. She reported that we are on target for the first quarter of 2010. To date, approximately 50% of the 2010 special assessment has been paid. Assessment delinquencies continue to be an ongoing problem and the total is now approximately \$8,000. The current reserve fund is at approximately \$70,000. We did not move \$10,000 from general operating funds into the reserve fund at the end 2009 because of the additional expenses for the city building code violation repairs
- A motion was made to approve the treasurer's report. The motion was seconded and approved.

## Old Business

- **Balcony Update**

Sara reported that Roger Hendricks recently inspected the courtyard balconies for peeling paint on the walls, ceilings and floors. He has been in discussion with the paint product representative to determine why the paint is peeling and how to correct the problems. Roger will begin repainting the balconies once he determines what corrective actions need to be taken.

Alan Gold reported that he has spoken with Roger concerning the balcony peeling paint issues. It was determined that some of the balcony floors were beginning to peel because of improper floor preparation and application of the sealant before they were painted last fall. Roger will soon begin working on resealing and painting the balcony floors where needed, as well as repainting walls and ceilings. Excluding the cost of the materials, these repairs will be done at his expense.

There continues to be some balcony water seepage, which may indicate that additional balcony lintels need to be replaced. After some discussion, the board agreed that the ultimate solution for this ongoing problem may be to have all the paint removed from the balcony brick walls by sandblasting, but this would most likely be cost prohibitive. In the mean time, the balconies will continue to need ongoing maintenance.

- **Wooden stairway and deck project update**

Mark reported that the wooden stairs/decks replacement project is well underway. The 5916 stack has been completed and 5920 is in progress and will soon be finished. The crew will next move to the 5912/24 stacks. When the work is completed, the city will inspect the new stairways and decks and finalize our remaining building code violation issue.

- **Window replacement and repair**

Judi reported that she has obtained an additional bid to repair or replace unit windows that have been reported being in need of repair. The recent bid from Northshore Windows came in several hundred dollars less than the previous bid from Scientific Home Services Ltd. The board agreed to accept the Northshore Window bid and Judi will coordinate scheduling the window repair visits.

It was reported that a several glass blocks in the basement windows are cracked or broken and in need of replacement. The board will investigate and obtain bids for repairs.

- **Stairway carpet cleaning**

Mark reported that the stairway carpet cleaning will be scheduled sometime after the spring clean-up day on May 15. The board will hold off on replacing the entryway floor mats until the stairway carpeting is replaced.

- **Spring Clean-up Date – Saturday, May 15**

Boyce reported on the planning progress for the May 15 clean up day and asked board members to suggest any additional tasks that might be added to the list. The board decided that instead of doing any additional ground cover planting around the tree at the west end of the courtyard, the bare area will be filled in with mulch. Final details for the clean-up day will be discussed at the May board meeting.

Deborah Adkins reported that a dryer vent cleaning company has been scheduled to come out and perform vent cleaning on May 15. The cost to owners will be \$75 per unit and will include installing new exterior vent cages if needed. Please contact Deborah via email if you would like to be added to the list.

Terry reported that a Brown Elephant Resale Shop pick-up has also been scheduled for that morning. He will send out an email with more details about donating to all owners.

The meeting adjourned at 8:05 P.M.

## **General Reminders and Paulina Court Updates**

- **Spring Clean-Up - Saturday, May 15, 9:00 A.M. – 12 Noon**

Come out to enjoy the spring weather, meet with your neighbors, and help to spruce up our property!

- **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. All the common area doors, gates and locks will be checked for repair or adjustment during our spring clean-up.

- **The Sounds of Warmer Weather**

Now that warm weather has returned and windows are opening, remember that voices and other sounds tend to amplify in our courtyard, especially from the balconies and decks. **Please be considerate of your neighbors by keeping music and voices at a moderate volume during the day and at low volume during our night time quiet hours.** For more information about noise issues, please refer to page 15 of the Paulina Court Rules and Regulations manual.

- **Paulina Court Website**

If you have any useful information, handyman/contractor suggestions or reviews, neighborhood news, community events, helpful hints, reminders, a new email address, etc. that you would like to share with your neighbors and have posted on the Paulina Court Website, please contact Khiem Tran via email at: [ktran.chicago@comcast.net](mailto:ktran.chicago@comcast.net).

**Next Board Meeting: Tuesday, May 11, 2010**

7:00 P.M. - 5912 Basement