

## **Paulina Court Condo Board Meeting Minutes** **August 17, 2010 - 5912 Basement**

**Board Members Present:** Lori Altman, Terry Brackney, Judi Brown, Boyce Bryson, Mark Hoeve

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

### **Treasurer's Report**

Judi distributed the budget report as of July 31, 2010 and presented a brief summary. She reported that assessment delinquencies now stand at approximately \$8,000. The management office will send out reminder letters to those owners who are behind with their assessment payments.

We currently have \$47,000 in outstanding bills: \$44,000 towards the final payment on the porch project and the remainder for the hot water tank replacement in 5920. We have received \$1,800 from the city of Chicago for the 2009 scavenger rebate (this amount is not included in the July budget report). Due to much lower heating costs thus far for 2010, we have some budget cushion to help cover other expenses. The current reserves are at \$72,000 as of 7/31/2010.

A motion was made to approve the treasurer's report. The motion was seconded and approved.

### **Old Business**

- **City Inspection of the wooden stairways and decks**  
Mark reported that the city inspection of the wooden stairs/decks is still pending and will not be carried out until the work on the remaining detail areas at 5912 and 5920 has been completed. Once this work is finished and has passed the city inspection, the outstanding balance due to Frakiel Builders will be paid.
- **5920 rear sidewalk flooding**  
Mark reported that work has been scheduled to unclog the drainage pipe that has been causing the 5920 rear sidewalk and surrounding area to flood after heavy rains. This should hopefully take care of the flooding issue.
- **Status update of courtyard balcony repair and repainting**  
Mark will contact Alan to determine if the balcony repainting and touch-up work has been completed. At last check, work on two balconies remained to be finished.
- **Building masonry inspection update and bid**  
Marion masonry contractors recently completed an inspection of the building roof parapets and determined that major repair/replacement work is needed in three areas. Included with their report were bids for repairing each of the three sections of the building parapets:
  - Area 1: Rebuild 63 linear feet on the courtyard side parapet wall at 5912 and 5916 (excluding the area that had been repaired two years ago at 5912).  
Cost of work: \$32,560.00
  - Area 2: Rebuild the parapet wall that faces Paulina Street at 5912.  
Cost of work: \$43,350.00.
  - Area 3: Grind and repoint cracks and open joints in the entire parapet wall that faces Paulina Street and the courtyard at 5920 and 5924. Cost of work: \$5,870.00.

Mark reported that Alan Gold suggested it might be beneficial to the association to hire an architect who would prioritize the work, oversee the project and obtain additional bids for us. Due to the scope of the work and the costs involved, the board agreed to have Alan proceed with locating an architect. The board will look into possible funding methods for this project once we have more information on how soon the work needs to be done and if the work may be spread out over more than one year. [A copy of the Marion masonry report and bids is included with these minutes and will also be posted on the Paulina Court website.]

### **New Business**

- **Paulina Court Fall Clean-up Day 2010**  
The fall clean-up day is scheduled for Saturday, October 2. Possible work projects will be discussed and planned at the September board meeting.
- **Replacement of exterior lighting fixtures**  
Judi reported that she has received a lighting fixture catalog from Alan Gold to help locate suitable fixture replacements for the exterior stairways and front gate lighting. Terry volunteered to look into possible fixture choices and pricing.
- **2011 budget planning and annual meeting**  
Mark reported that planning for the 2011 budget should begin soon and discussion will continue at the September meeting. The November board meeting has tentatively been selected as the association annual meeting and board member election.

The meeting adjourned at 7:45 P.M.

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

- **Mark Your Calendar for the Fall Clean-Up Day**  
**Saturday, October 2, 9:00 A.M. – 12 Noon** is the date for our annual Fall Clean-up day. More details will follow after the September board meeting.
- **Please Help to Maintain Our Neighborhood “Curb Appeal”**  
As stated in our condo association declaration:  
*“No clothes, sheets, blankets, laundry or other articles of any kind shall be hung out or exposed on any part of the Common Elements (including Limited Common Elements such as balconies and decks). The Common Elements shall be kept free and clear of rubbish, debris, and other unsightly materials.”* [Taken from the Paulina Court Condo Declaration, Section 11, paragraph i, page 18]
- **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](mailto:ktran.chicago@comcast.net) so he may update it on the Paulina Court website.

An archive of board meeting minutes, a current copy of the Rules, Regulations and Policies Manual, and other reference materials may be viewed on the website. The website login is [paulinacourt](http://paulinacourt.org) and the password is [paulina1379](http://paulinacourt.org).

- **Paulina Court Needs You!**  
Want to get involved? Attend your board meetings. We need your interest, ideas, input and support. Also, if you are interested in running for the 2011 board, please contact a current board member.

**Next Board Meeting: Tuesday, September 14, 2010**

7:00 P.M. - 5912 Basement