

Paulina Court Condo Board Meeting Minutes

February 8, 2011 - 5912 Basement

Board Members Present: Terry Brackney, Judi Brown, Boyce Brison, Mark Hoeve,
Sara Zimmerman

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

Treasurer's Report

Judi gave a brief financial update. Current assessment delinquencies are at approximately \$2,000 (this does not include the outstanding assessment payments from 5920, Unit 2E). She confirmed that late notices had been mailed from the management office to delinquent owners and that unit owners who are currently 3 months or more behind in assessment payments will go to collections. Judi also reported that she will check with the management office for an update on the status of the 2010 special assessment payments to determine if any outstanding payments still remain.

Once the 2009 and 2010 operating fund transfers have been made to the reserve fund, the reserves will total approximately \$92,000.

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

Old Business

- **Building masonry repair project – Project management bid selection**

Mark reported that we have received three bids from engineering firms to oversee the upcoming masonry repair project. The engineering contractor's responsibility for the project will include four phases: (1) examine the building for needed masonry repairs, (2) report to the board on the findings, (3) oversee the bidding process to select a masonry contractor, and (4) oversee the repair project while in progress. The three bids we have received are for Phase 1 of the project and are as follows:

Environ Corp.:	\$4,800
KGH (Kellermeyer Godfryt Hart):	\$3,600
EFF (Eskenazi Farell & Fodor, P.C.):	\$2,900

It was noted that KGH provided a quote for all four phases of the project and was the most comprehensive and detailed bid of the three. Judi also reported to the board that she had received a very favorable recommendation for KGH from a condo property manager who has hired them in the past and continues to work with them. After discussion and comparison of each bid, Environ and EFF were eliminated from further consideration.

A motion was made to accept the \$3,600 bid from KGH. The motion was seconded and unanimously approved by voice vote.

Mark volunteered to contact Alan Gold to inform him of the board's decision so that a contract can be signed as soon as possible. Mark will also ask Alan to invite a representative from KGH to meet with the board at a future board meeting to discuss the renovation process and possible options for financing the repair project.

New Business

- **Recent unit water damage update**

Mark reported that there have been two recent episodes of water leakage/damage in two units. The first occurred in 5920, Unit 1E (Kat Fitzgerald) where water leaking from a radiator in the unit above, 2E, seeped through the floor and created some minor ceiling damage. Since Unit 2E is currently under the control of the association and the rental is being managed by Alan Gold, the damage will be repaired and expenses covered by the association.

The second incident occurred in the balcony ceiling of 5912, Unit 3E (Mark Hoeve). A large portion of the wallboard covering the ceiling collapsed due to continued water seepage into the ceiling. Since it was the association's understanding that all fiberboard ceilings were supposed to have been removed during the balcony repair project, Mark has contacted Alan Gold to investigate this issue with the contractor who did the repair work. The balcony ceiling will be repaired when warmer weather returns.

- **Association master key update**

At a previous board meeting it was suggested that the association investigate the possibility of having a master key made that would allow emergency only entry into all owner units. Mark conferred with Alan Gold about this idea and he reported that it would probably be cost prohibitive and that the possible legal/privacy issues created would likely outweigh any advantages to having a master key made.

The meeting adjourned at 7:45 P.M.

General Reminders and Paulina Court Updates

- **Protect your Investment – Owner Insurance**

Please remember that each owner is required to obtain homeowner's insurance. Each owner is required to present the Condo Association with proof of that homeowner's insurance. It is important to have insurance not only for belongings, but to protect liability for damage to another unit, caused by something within the owner's own unit. (*Excerpted from the Rules and Regulations booklet, page 6.*)

- **Paulina Court Rules and Regulations Online**

A current copy of our condo association rules and regulations booklet is available for viewing online and may also be downloaded for printing. It's located in the Rules & Regulations section of the Paulina Court website (www.paulinacourt.org/rules_regs.html).

- **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.

An archive of board meeting minutes, a current copy of the Rules, Regulations and Policies Manual, repair contractors contact information and other reference materials may be viewed on the website. The website login is [paulinacourt](#) and the password is [paulina1379](#).

Reminder for contacting all owners via email: If you want to send an email to all Paulina Court owners the address to use is owners@paulinacourt.org. The email address to contact board members only is boardmembers@paulinacourt.org.

Next Board Meeting: Tuesday, March 8, 2011
7:00 P.M. - 5912 Basement