

Paulina Court Condo Board Meeting Minutes

April 9, 2013 - 5912 Basement

Board Members Present: Terry Brackney, Judi Brown, Boyce Bryson, Mark Hoeve, Kate Mohill

Mark Hoeve called the meeting to order at 7:00 P.M.

Treasurer's Report

The treasurer's report was deferred to the May board meeting.

Old Business

- **Common Area Stairway Carpet Replacement**

Two bids for the carpeting project had been previously obtained last December. Judi reported that she has contacted a highly recommended third vendor who has also submitted a bid. The three bids, which include removal of the old carpeting/padding and installation the new carpeting/padding, are as follows:

- 1) Abel Carpets: \$6,436.00
- 2) Futures Flooring: \$7,074.50
- 3) Fred Schaye: \$9,496.02

Each bid was based on carpeting of mid-level quality and price, which the board determined would provide better wear and durability without being overly expensive. Judi also provided carpet samples that were furnished by Futures Flooring for the board to examine. Further discussion and a final bid selection will occur at the May board meeting.

- **Unit Window Replacement**

Mark reported that a bid of \$1,860 (\$930 per window) has been received from North Shore Windows and Doors to remove and replace two, south facing, double windows in 5912 that are loose in their frames and are causing water leakage into the units. North Shore Windows has provided previous window replacement for Paulina Court and the board has been happy with their work.

On a motion made and seconded, the board voted unanimously to accept the bid from North Shore Windows for the window replacement.

Mark will contact Alan Gold to schedule a date with North Shore to have the work completed.

- **Parking Lot and Common Area Gates/Fences Painting Project Update**

Mark reported that the painting project is tentatively scheduled to begin on Monday, May 6, depending upon the weather. It is estimated that it will take 3-5 days to complete. Owners must remove all vehicles from the lot during the painting of the parking lot fences/gates. A reminder email will go out to all owners once the exact start date has been determined.

- **2013 Spring Clean-up**

The annual spring clean-up day will be held on Saturday, May 18, from 9:00 am – 12 Noon. Boyce Bryson volunteered to coordinate the clean-up day tasks, which include cleaning out items that have been stored in the furnace boiler rooms, cleaning common area light fixtures and replacing light bulbs where needed, checking all common area smoke alarms for battery replacement, general cleaning of all common areas, general yard work and landscape mulching. Owners who are unable to attend the clean-up day activities will have a chance to volunteer for other tasks that will need to be done later in the spring and summer. Boyce will send out an email to all owners with more details about the clean-up day.

New Business

- **Squirrel Nesting Issues**

Kate Mohill reported that squirrels have been nesting in the eaves of the 5916 roof. It appears that the protective wire mesh that protects the eaves has come loose and needs to be repaired or replaced. Nesting squirrels have been an ongoing issue and exterminators have previously trapped and removed squirrels from the property. Mark volunteered to contact Alan Gold to look into this issue.

- **Courtyard Landscaping Project**

Mark suggested the idea of forming a committee of owner volunteers to propose and submit ideas to the board for improving the landscaping of the courtyard. The board agreed. Mark volunteered to send an email out to all owners to gauge interest in serving on a possible landscaping committee.

With no further business, the meeting adjourned at 7:50 P.M.

General Reminders and Paulina Court Updates

- **Spring Clean-up 2013**

Our annual spring clean-up day is scheduled for **Saturday, May 18, 9:00 A.M. – 12 Noon**. Come out and enjoy the spring weather, meet with your neighbors, and help improve our property! If you have any project suggestions, please contact the board at boardmembers@paulinacourt.org.

- **Garbage Dumpsters**

A reminder that we are levied an additional fee for pick-up of trash that is placed outside of or next to the dumpsters. Please make an effort to put all trash and discarded items inside the dumpsters. Also, large cardboard boxes should be broken down before being placed into the dumpsters.

- **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, May 14, 2013

7:00 P.M. - 5912 Basement