

Paulina Court Condo Board Meeting Minutes

May 14, 2013 - 5912 Basement

Board Members: Terry Brackney, Judi Brown, Boyce Bryson, Mark Hoeve, Sarah Zimmerman
For Management: Alan Gold

Mark Hoeve called the meeting to order at 7:05 P.M.

Treasurer's Report

Judi Brown gave a brief financial update. She reported that we currently have approximately \$10,000 in outstanding bills, but we continue to be on target budget wise. It is projected that if this trend continues, we will be able to transfer an additional \$10,000 from the general operating budget to reserves at the end of the year.

Old Business

- **Common Area Stairway Carpet Replacement**

Mark reported that a total of three bids had been received for the carpeting replacement project and are as follows:

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

Based on discussion from the April board meeting and positive recommendations that had been received, the board agreed to accept the bid from Futures Flooring. Judi reported that the selected carpet will be ordered and the installation will be scheduled as soon as possible

On a motion made and seconded, the board voted unanimously to accept the bid from Futures Flooring for the carpet replacement project.

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

Alan Gold reported that the parking lot and common area fencing/gates painting project has been completed. It was discovered that one of the sensors that controls the opening and closing of the north gate had been inadvertently painted over which prevented the gate from closing. This issue has been corrected.

- **Rear Door and Trim Painting Project**

Alan Gold reported that this painting project is still in progress. Owners may be asked to open the rear door of their unit in order for the painters to access the entire door and doorjamb for painting. Judi reported that Roger Hendricks will also be asked to do touch-up painting in all of the interior stairways and entryways once the new carpeting has been installed.

- **2013 Spring Clean-up**

Boyce reported that we are all set for the annual spring clean-up day on Saturday, May 18. Mulch has been ordered from Gethsemane Gardens and will be delivered that morning. A good turn out is expected. Owners will be assigned to various tasks that morning and those who are unable to attend the clean up will be assigned other tasks to complete at a later time.

Old Business

- **Next Board Meeting Date**

There will be no June board meeting. The next meeting is tentatively scheduled for July 9th.

With no further business, the meeting adjourned at 7:35 P.M.

General Reminders and Paulina Court Updates

- **Planning a Move?**

Please remember to follow these guidelines when moving in or out of your unit. These rules apply to both owners and tenants:

- Moving is allowed between 9:00 a.m. and 8:00 p.m.
- Moving should be conducted through the back stairways.
- Any expense resulting from damage to a common element caused by the act of moving will be charged to the primary unit owner and is due within 30 days of assessment.

- **Summer in the City**

A quiet reminder: now that warm weather has returned and windows are open, please remember that sounds and voices tend to amplify in our courtyard, especially from the balconies and decks. Be considerate of your neighbors by keeping music and voices at low volume during the nighttime quiet hours and at moderate levels during the day.

- **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.

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

If you have a new or updated contact email address or telephone number, please contact Khiem Tran at ktran.chicago@comcast.net so he may update your information on the Paulina Court website. The website login is **paulinacourt** and the password is **paulina1379**.

Next Board Meeting: Tuesday, July 9, 2013

7:00 P.M. - 5912 Basement