

## **Paulina Court Condo Board Meeting Minutes**

August 12, 2014 - 5912 Basement

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

**Management:** Alan Gold

The meeting was called to order at 7:10 P.M.

### **Treasurer's Report**

Judi Brown distributed a budget report and presented a brief budget summary. She expressed some concern about water bill expenses, which have recently doubled and asked Alan Gold to investigate the reason for the major increase. The balance for the completed masonry repair project will be paid once notification is received that KGH has signed off on the work. A large majority of the special assessment payments have been paid and are up to date; however, Judi asked Alan to have his office send late notices to owners who are currently delinquent with their payments. Late fees will also be imposed on payments that have not been received by the monthly due dates. Otherwise, the budget continues to be on target for 2014.

### **Old Business**

- **Current project updates**

Alan Gold reported on several ongoing and completed association projects/issues:

- The masonry repair project for the 5920-24 parapets has been completed. The remaining masonry issues that had been noted during KGH's inspection are not that pressing and may be addressed in the next 2-3 years. This includes parapet repair on the parking lot gangway and repair to the east facing parapet and façade of 5924.
- Ceiling replacement in the 5924 foyer has been completed and the leaking drainpipe in 5920 has been replaced. The walls that were water damaged have been repaired and painted.
- Heating tape installation for the 5920 roof will be scheduled in September.
- The roof silver coating project will be scheduled for mid to late September.
- The parking lot and north gangway lighting fixtures have been repaired.
- Alan advised the board that the previously approved roof insulation/ventilation project may be more involved and costly than originally anticipated since roof tear-offs for 5912-20 may be needed to install the insulation. The 5924 roof was replaced and insulated about 5 years ago. The board agreed to delay this maintenance project until more information can be gathered and reviewed.

### **New Business**

- **Replacement of address numbering sign**

Terry volunteered to investigate vendors to replace the address number signage on the front of the building. The current signage was damaged during the last masonry repair project and needs to be replaced.

- **City of Chicago bed bug plan**

Alan reminded the board that the city of Chicago has mandated that condo associations have a bed bug infestation plan in place in 2014. Informational pamphlets are available on the city's website. The board will obtain the online materials to review and distribute to all owners.

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

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

- **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](mailto: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**.

- **Pet Owner Reminder**

Pets are the total responsibility of their owners. Any damage to the building or its adjoining premises caused by pets will be assessed to the owner. **All dogs must be on a leash at all times when within the building, courtyard, or parking lot.**

Dog owners must remove their dogs from the premises [which includes the courtyard and the building north gangway] before permitting the dogs to perform their functions in any landscaped area. Owners are responsible for clean up of any waste material left by their animals. Please report, in writing to the Board or the Management Company, instances of owner's negligence to clean up after their pet. [Both paragraphs taken from the Paulina Court Rules and Regulations handbook, page 7]

**Next Board Meeting: Tuesday, September 9, 2014**

7:00 P.M. – 5912 Basement