

# **Paulina Court Condo Board Meeting Minutes**

January 13, 2015 - 5912 Basement

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

**Owners Present:** David Miller

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

## **Treasurer's Report**

Judi Brown presented a brief financial summary. She reported that the checking account current balance is approximately \$18,000 and that all owner account balances and outstanding utility bills are up to date. We will continue to pay \$1,000 per month to Dakota-Evans and \$500 per month to KGH Architects for the outstanding balances of the 2014 masonry project until we receive reimbursement from the insurance claim.

Judi also reported that she recently met with Brawley Reishman, owner of Transproperties Management, to discuss setting up the financial accounts for the new management company. Transproperties will open a new checking account for Paulina Court with an opening balance of \$10,000. A balance of approximately \$12,000 will be maintained in our current North Community Bank checking account during the transition to the new management company. Transproperties will take over the management duties on February 1, 2015 and will send out a management letter and information packet to all owners.

## **Old Business**

- **Police Report and Insurance Claim updates**

Mark reported that he had been contacted by the police department concerning the ongoing investigation of A. P. Gold Realty & Management and was told that our complaint had been assigned to a specific detective who will be handling all claims against A. P. Gold. Mark will update the board once he receives any new information from the detective.

Our reserve account theft claim has been submitted to the insurance company and is currently being reviewed. We hope to be reimbursed by the insurance company within the next 2-3 months. Our total loss was reported as \$132,089 and we are covered up \$100,000, excluding claim processing and investigation fees.

- **Common area minor repairs**

Mark is maintaining a list of common area items in need of repair and asked board members for additional suggestions. The list includes the front gate closing mechanism, the parking lot light fixture and the 5912 basement door lock and deadbolt. Owners are encouraged to alert the board by email of any other common area elements that are in need of repair

## **New Business**

- **City of Chicago Condo Refuse Rebate**

Mark reported that the association had been contacted by the alderman's office about the filing deadline for the City of Chicago scavenger rebate for 2013. The rebate program is for condominium buildings that do not receive regular city garbage pickup and provides rebates up to \$75 per unit for garbage collection services. The rebate program is being phased out by the city over the next two years.

Mark asked for a volunteer to complete the forms and submit them to the city. Boyce volunteered to complete and submit the required forms.

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

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

- **Cold Weather Reminder**

Remember to help prevent interior kitchen water pipes from freezing during extreme cold by leaving the cabinet doors under the sink partially open and occasionally running water from your refrigerator water dispenser to help keep the water lines open and ice free.

- **Many thanks...**

To those who have volunteered to pick up snow shovels or start up the snow blower to keep our sidewalks and parking lot clear this winter. We appreciate your hard work and thoughtfulness!

**Next Board Meeting: Tuesday, February 10, 2015**

7:00 P.M. – 5912 Basement