

# **Paulina Court Condo Board Meeting Minutes**

June 17, 2014 - 5912 Basement

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

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

## **Treasurer's Report**

Judi Brown distributed an updated budget report and presented a brief budget summary. Heating costs continue to be our major expense. As of May 31, the total heating expense for the year is \$17,650, which is approximately 60% of the budgeted amount for 2014. The city of Chicago has increased water/sewer usage charges and we expect to see increases in our water bills going forward. Otherwise, we are still on target for the budget. Judi also reported that 50% of the masonry project bill has been paid and upon verification that the project has been satisfactorily completed, the remainder of the balance will be paid.

## **Old Business**

- **New rules for unit rental go into effect July 1<sup>st</sup>**  
Terry reminded the board that the new rules for unit rental that were approved at the February 2014 board meeting will go into effect on July 1, 2014. The rules and regulations manual is currently being updated to include the amended rules. When completed, an electronic copy of the rules and regulations manual will be distributed to owners. A copy will also be posted on the Paulina Court website.
- **5924 water seepage issues**  
Judi reported that the 5924 entryway ceiling had been removed and it was discovered that a leaking drainage pipe section was causing the water seepage. The leaking section of drainage pipe has been replaced with new drainpipe. The ceiling will be replaced once the entryway has completely dried and it's determined that the leak had been fixed.
- **Masonry repair project update**  
The scheduled masonry repair project has been completed. However, during a follow-up inspection by KGH Architects, additional areas of brick deterioration were seen on the parking lot passageway parapet walls and along the northeast corner parapet of the north building. A meeting had been scheduled with Dakota Evans, KGH and Alan Gold to discuss these findings and determine the severity of the problems. The board is awaiting a report from the meeting. Because of possible additional masonry repairs, the roof insulation and roof silver coating projects have been put on hold until the board receives a full report on the status of these new masonry issues.

## **New Business**

- **Impromptu yard work scheduled: Saturday, June 28<sup>th</sup>, 10:00 a.m.**  
The board has scheduled a volunteer work morning to improve the appearance of our common area landscaping. The work is scheduled for Saturday, June 28; beginning at 10:00 a.m. Tasks will include spreading mulch, weeding, and other general yard work. Boyce volunteered to send an email to owners with information about the work event and recruit volunteers. He will also place an order for the mulch delivery.
- **New Owner Information**  
Terry volunteered to contact the management office to obtain contact information for our new owners in order to update the online owner contact information page and the owner email group list.

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

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

- **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, cell phone conversations, and voices at low volume during the nighttime quiet hours and at moderate levels during the day.

- **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**.

- **Thanks for Pitching In!**

Housekeeping cleans our entryways, stairways and landings every three weeks. Please pitch in to help keep those areas clean and clutter free in between housekeeping visits. This includes disposing of any junk mail, out-dated newspapers, flyers, etc. that accumulate in the entryways, on bulletin boards, and at the front gate.

**Next Board Meeting: Tuesday, July 8, 2014**

7:00 P.M. – 5912 Basement