

Paulina Court Condo Board Meeting Minutes

March 13, 2012 - 5912 Basement

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

Owners Present: Kathryn Hallenstein

Management: Alan Gold

Others Present: Hans Kiefer, KGH Architects; Chuck McCrimmon, Dakota Evans Restoration

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

Old Business

- **Building masonry repair project**

Mark introduced Chuck McCrimmon of Dakota Evans Restoration, who will be supervising the masonry repair work, and Hans Kiefer of KGH Architects, who is overseeing the entire rehab project. Chuck reported that the tentative start date for the project is Monday, April 16. Because of the recent warm weather, the start date may be moved up to April 2. The project will take approximately 6 weeks to complete. The first few days of work will involve erecting scaffolding and installing protective measures for the doorways, landscaping and roof areas where work is being done.

The daily work schedule will be **Monday–Friday (Saturdays, if needed), 7:30 A.M. - 5:00 P.M.** Preparation and setup will begin at 7:30 with actual work beginning at 8:00 A.M. Owners may be asked to remove all items from balconies and wooden decks. It has also been advised that air conditioner window units not be installed until the masonry work has been completed and that windows should be kept closed during working hours to keep dust that might enter units to a minimum.

Hans Kiefer briefly reported on the role that he and KGH will play while overseeing the repair project. Once the work has begun, he will provide regular update reports on work progress to Alan Gold and the board. Dakota Evans will provide more detailed information concerning the project to Alan Gold to be shared with the owners via email prior to the start date.

- **5920-2E unit foreclosure status update**

Alan Gold reported that Chase Bank will take possession of the 5920-2E unit on April 16, 2012. A letter has been sent from Alan's office to the current tenant explaining the foreclosure schedule and asks that the tenant vacate the unit by April 15, 2012. The bank will begin paying monthly assessments once it has taken possession. A letter had also been sent to the bank, on behalf of the association, offering to sell to the bank the appliances that were purchased for the unit. If the bank does not respond or declines the offer, the purchased appliances will be removed from the unit when the unit becomes vacant.

Kate Mohill volunteered to research moving costs to determine whether it will be financially worthwhile to have the appliances moved from the unit and sold.

New Business

- Alan Gold reported that our legal representative will file a real estate tax increase appeal on behalf of the owners for the 2012-14 tax period. The previous appeal that was filed for 2009-2011 was successful. Alan's office will also file for the 2011 city of Chicago garbage collection/scavenger rebate on behalf of the association.

- **2012 Lawn Service**

Mark reported that a bid had been received from Diaz Bros. Landscaping for 2012 lawn services. The bid amount is \$2,200, with no increase from 2011. After some brief discussion, it was proposed that the bid be accepted.

A motion was made to accept the \$2,220 bid from Diaz Brothers Landscaping. The motion was seconded and unanimously approved by voice vote.

- **Cigarette disposal in outdoor common areas**

It was brought to the board's attention that an excessive amount of cigarette butts were being disposed in outdoor common areas, particularly around the courtyard doorways and the alley-side entryways. The board urges all unit owners and their visitors who smoke to use common courtesy and not dispose cigarette butts and other cigarette waste in common areas. The board will continue to monitor the situation.

- **2012 Spring Clean-up**

Due to the masonry project work, a Paulina Court spring clean-up day date was not set. If it is determined later that a clean-up day is needed, it will be scheduled after the rehab work has been completed.

The meeting adjourned at 7:50 P.M.

General Reminders and Paulina Court Updates

- **Don't Make an Ash of Yourself**

Please be considerate of your Paulina Court neighbors by properly disposing of cigarette butts and other smoking waste such as wrappers and used matches. Cigarette waste should not be thrown from decks/balconies or otherwise disposed of in any indoor or outdoor common areas, including the yard, landscaping, sidewalks, outdoor stairways and entryways. Also, remind your visitors and guests who smoke to please be aware of this, as well.

- **Garbage Disposal**

We are levied an additional fee for the pick-up of trash that is placed outside or next to the dumpsters. Please make an effort to put all trash and discarded items inside the dumpsters. Large cardboard boxes should be broken down before going into the dumpsters. If you happen to see something placed outside the dumpsters, please take a minute to pick it up and place it back into the dumpsters. It might not be yours, but it will save us all money in the long run.

- **Masonry Repair Project**

With our rehab project start right around the corner, more details will be forthcoming from the contractor. Progress updates and any instructions will be sent out to all owners by email. If you have any questions or concerns during the construction project, please contact Alan Gold's office.

Next Board Meeting: Tuesday, April 10, 2012

7:00 P.M. - 5912 Basement