

Paulina Court Condo Board Meeting Minutes

January 17, 2017 - 5912 Basement

Board Members Present: Terry Brackney, Judi Brown, Kat Fitzgerald, Mark Hoeve, Jeff Hutchins, Becky Kidd

Mark Hoeve called the meeting to order at 7:00 P.M.

Approval of November meeting minutes

A motion was made to approve the November 2016 board minutes. The motion was seconded and unanimously approved by voice vote.

Financial Report

Judi Brown presented a brief financial report. The current reserve fund is approximately \$46,000 and the operating fund is approximately \$26,000. The decreased reserve fund amount is due to recent payments made to vendors including the 5920-24 hot water heater replacement and parking lot repaving. She reported that heating expenses have been much lower so far for this heating season due to the mild winter weather. Otherwise, we continue to remain on budget.

Old Business

- **Confirmation of 2017 Board Officers**

The board officer positions for 2017:

Mark Hoeve:	President
Jeff Hutchins:	Vice President
Judi Brown:	Treasurer
Terry Brackney:	Secretary
Becky Kidd:	Member-at-Large
Kat Fitzgerald:	Member-at-Large

- **Landscaping project committee update**

Jeff Hutchins provided a brief landscape committee report. The committee will meet with the landscape designer on February 8th to continue the planning process. Landscaping work will most likely not begin until after the masonry repair project is completed later this spring/summer.

- **Special assessment approval**

Mark gave a brief recap of the proposed \$79,000 special assessment. The purpose of the special assessment is to provide sufficient funds to cover the costs of the parking lot repaving project, the courtyard landscaping project, replacement of the 5920-24 hot water heater, and completion of the third and final phase of the masonry repair project. The assessment payments will be divided into 3 installments due on March 15, May 15 and July 15, 2017. Special assessment information and payment details were previously mailed from the management office to all owners. With no further discussion, the proposed special assessment was brought to a board vote.

A motion was made to approve the \$79,000 special assessment and installment payment plan. The motion was seconded and unanimously approved by a board voice vote.

- **Masonry project update**

The board agreed to move forward with completion of the Phase 3 of the masonry repair project. The final phase involves work on the 5924 eastern façade, rebuilding the 5924 south-

facing parapets, and replacement of the 5924 top floor lintel. The work will be done by Dakota-Evans Restoration, Inc. at a cost of approximately \$57,000. Mark will contact the management company to begin scheduling the work.

New Business

- **Paulina Court recycling program**

Mark reported on the implementation of the new Chicago Recycling Ordinance that went into effect on January 1, 2017. To comply, Paulina Court has contracted with Groot to handle the collection and hauling of recycled waste items. The recycling bins are provided by Groot and will be in the alley next to the waste dumpsters. Owners are strongly urged to follow the recycling rules to avoid possible fines levied to the association. The management company sent an email notice to all owners with details about the new recycling program and rules. (A copy of the recycling guidelines is included with the minutes.)

- **Parking lot security**

It was brought to the board's attention that some owners have observed instances of unauthorized entry into the parking lot by climbing onto the dumpsters and then jumping over the fence onto parked cars. The board agreed there doesn't seem to be a viable solution to prevent this, but owners should continue to be vigilante and make certain all parking lot gates closed and locked.

- **Spring clean-up day**

The board has agreed to schedule a 2017 spring clean-up day. A tentative date will be determined at the March board meeting. As part of the clean-up tasks, it was suggested that a hauling company be hired that day to haul away unclaimed items that have accumulated in the basement common areas.

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

Next Board Meeting: Tuesday, March 14, 2017

7:00 P.M. – 5912 Basement



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Place all acceptable recyclables into a designated recycling container



Yes!



Aluminum and tin

Plastic bottles and jugs #1 – #5 and #7

Glass

Paper, magazines, newspaper, and boxes from cereal, crackers and frozen meals

Cardboard

Is this OK to recycle?

Place all non-recyclables into a designated garbage can



Paper towels

Food packaging and snack wrappers

Plastic grocery bags

Styrofoam and plastic #6

Coffee cups and K-cups

No.

"When in doubt, leave it out"



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Place all acceptable recyclables into a designated recycling container



Yes!

Fiber Materials

- Bond paper (white/colored)
- Computer paper
- Calculator tape
- Envelopes
- Junk mail
- Legal pad paper
- Letterhead
- Magazines
- Newspaper
- Cardboard

Co-mingled Materials

- Aluminum cans
- Steel cans
- Plastic soup containers
- Bi-metal cans
- Plastic water/soda/juice bottles
- Liquid detergent bottles
- Microwave trays
- Milk jugs
- Plastics #1 – #5 and #7
- Glass

Is this OK to recycle?

Non-Recyclable Materials

- Food or beverage waste
- Candy and snack wrappers
- Non-paper packing material
- Plastic strapping
- Rubber bands
- Stickers or labels
- Plastic, latex or rubber gloves
- K-cups
- Plastic #6
- Styrofoam
- Plastic grocery bags
- Paper coffee cups and lids
- Tissue products and napkins
- Shrink wrap and food packaging

Place all non-recyclables into a designated garbage can



No.

"When in doubt, leave it out"