

Paulina Court Condo Board Meeting Minutes

January 25, 2022 – Meeting was held via Zoom teleconference

Board Members: Terry Brackney, Andrew Currie, Kat Fitzgerald, Paul Horst, Becky Kidd, David Miller

Owners Present: Lili Costa, Linda Currie, Diane Regner (renter)

Building Management: Mike Kurtovic, Property Manager

Meeting Call to Order

Mike Kurtovic called the meeting to order at 7:03 P.M.

Approval of the November board meeting minutes

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

Financial Report

Becky and Mike presented a brief financial update. The current operating account is approximately \$32,000, the reserve fund is \$57,000, and there are no delinquent assessment or outstanding 2021 special assessment payments.

Becky reported that the City of Chicago water bill for the 5912-16 building has been consistently much higher than for 5920-24. This difference may indicate an undetected leak (e.g. a constantly running toilet) or it may possibly be an issue with the accuracy of the monthly water meter readings. Mike will contact the city to have the water meters inspected. Becky also reported that an \$800 cleaning charge for another association had been made to the Paulina Court account. Mike reported that this error was corrected and the charge has been reversed.

Old Business

- Mike reported on current and completed project updates:
 - **Building Inspection report:** The written report for the building inspection completed by Red Architects has been received and copies of the report were shared with the board. No major issues were discovered during the inspection; however, some minor repairs need to be addressed in the near future, including shoring up several footings for the back porches/stairways and repairs to the exterior stairways.
 - **Dryer vent cleaning:** Another round of dryer vent cleaning and vent cage installation may be scheduled in the spring for those owners who did not have the work completed in November.
 - **5920 sliding glass doors water seepage:** This issue is still pending and repairs will be deferred to the spring.
 - **Skylight trim project:** This will hopefully begin in mid to late February. Owners will be notified of exact scheduling by the management company.
 - **5924 skylight repair:** The reported skylight leak in 5924 3W has been repaired. Additional sealant was applied to the skylight. The roofing company inspected the other skylights during their visit and recommended that some of them may need additional sealing.
 - **Snow removal issues:** Mike reported that the snow removal company, Bustos Landscape, had a few initial problems during their first visits, including inability to access the property and removing snow from the back stairways, which had not been contracted. These issues have been resolved and the board will continue to monitor future snow removal visits.

New Business

- **2022 Board Officer position confirmation**

President: Kat Fitzgerald
Vice President: David Miller
Treasurer: Becky Kidd
Secretary: Terry Brackney
Members-at-large: Andrew Currie, Paul Horst

Open Forum and Adjournment

With no further business, the board meeting adjourned at 8:13 P.M.

Next Board Meeting: Tuesday, March 29, 2022, 7:00 P.M. – Via Zoom teleconference

For login details, please contact Kat Fitzgerald at uncommonkat@gmail.com