

## Paulina Court Condo Board Meeting Minutes

October 26, 2021 – Meeting was held via Zoom teleconference

**Board Members:** Terry Brackney, Kat Fitzgerald, Mark Hoeve, Jeff Hutchins, Becky Kidd

**Owners Present:** David Miller, Diane Regner (renter for Andrew and Linda Currie)

**Building Management:** Mike Kurtovic, Property Manager

### Meeting Call to Order

Mark Hoeve called the meeting to order at 7:02 P.M.

### Approval of the September meeting minutes

A motion was made to approve the September 2021 board minutes. The motion was seconded and approved by voice vote.

### Old Business

- Mike reported on updates for current and pending repair projects:
  - **5916 balcony ceilings:** The repair work on the 5916 2E and 2W balcony ceilings has been completed.
  - **Interior skylight trim:** The skylight trim installation will be scheduled by Fortune Restoration. David Miller reported to the board that he would prefer to contract the repair work himself for his unit and asked the board if it would be possible to then be reimbursed for the repair cost amount quoted by Fortune Restoration. After brief discussion, the board agreed with his proposal and asked Mike to make this same option available to all third-floor owners. Owners may choose either (a) to have the work completed by Fortune Restoration, who will be paid directly by the association; or (b) to contract the work themselves and then be credited by the association after the work has been completed. The credit amounts will be \$180.00 per each 2'x 2' skylight and \$240.00 per each 2'x 6' skylight, the costs as quoted by Fortune Restoration. The management company will contact all third-floor owners with more detailed information concerning the two repair options and will request a reply by November 15<sup>th</sup>.
  - **Dryer vent cleaning:** Exterior and interior dryer vent cleaning is scheduled for November 5<sup>th</sup> and 6<sup>th</sup> by Mister Natural Services. The board had previously agreed that dryer vent cleaning will be mandatory, with the cost to be covered by the association. The board will review the extent of owner participation at the November meeting.
  - **5924 basement drain cleaning:** Jeff Hutchins reported that plumbers have recently cleaned and routed the 5924 basement drains. This will hopefully prevent future basement water seepage and flooding.
  - **5920 sliding glass doors water seepage:** Mike reported that Northshore Masonry is scheduled to inspect the 5920 sliding glass doors to determine the source of the water leakage during heavy rains.
- **Paulina Court Annual meeting**

The 2021 annual meeting and board election is scheduled for Tuesday, November 30<sup>th</sup>, and will be held via Zoom teleconference. Jeff Hutchins volunteered his 5924 basement space for owners who wish to attend and vote in person. The management company will send out an annual meeting information package to all owners prior to the meeting. Mark reported that there will be three board vacancies and encouraged all owners to consider running for the 2021-22 board.

## **New Business**

- **2022 budget proposal**

Becky led the 2022 proposed budget discussion and provided the board with four budget scenarios including 0%, 3%, 5% and 7% assessment increases. The board reviewed and discussed each proposed increase.

With expected increases to utility costs, the pressing need to continue common area improvement and maintenance projects, and to help rebuild the reserve fund, she recommended a 3% increase to the budget. The board agreed and proceeded to propose a 3% increase to the 2022 budget. The final budget will be reviewed and approved at the November annual meeting.

## **Open Forum and Adjournment**

Terry suggested that a locksmith should be scheduled to inspect, and repair if necessary, all common area door/gate locks, latches and closers prior to the arrival of winter weather. The board agreed and Mike will contact Chicago Building Services to schedule an inspection visit.

With no further business, the board meeting adjourned at 8:20 P.M.

### **Next Board Meeting:**

**2021 Annual Owners Meeting and Board Meeting**

**Tuesday, November 30, 2021, 7:00 P.M. – Via Zoom teleconference**

Zoom login details will be included with the annual meeting information package.