

MUSEUM PARK LOFTS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
125 East 13th Street

BOARD MEETING REVIEW – TUESDAY, JANUARY 17TH, 2012

MEMBERS PRESENT

Harry O'Halloran, President
James Skakolski, Vice President
Annika Weckerle, Treasurer
Russ Petro, Secretary
Jerry Massa, Director

MANAGEMENT REPRESENTATIVES

Cherie Murphy-Schmidt, Property Manager
Jessica Peterson, Property Supervisor

The January 20th BOARD OF DIRECTORS (henceforth referred to as “the Board”) meeting of the 2012 session of the MUSEUM PARK LOFTS CONDOMINIUM ASSOCIATION 125 EAST 13TH STREET (henceforth referred to as “the Lofts Association”) began at 7:04 P.M. The Board PRESIDENT of the Lofts Association (henceforth referred to as “President”), **Harry O'Halloran**, asked BOARD OF DIRECTOR MEMBERS (henceforth referred to as “Directors”) to refer to the agenda, and asked that it be amended.

ACTION ITEM #1: APPROVE MINUTES

President **Harry O'Halloran** moved that the minutes from the November 10th, 2011 meeting be approved. Treasurer **Annika Weckerle** seconded. The motion passed without dissent.

PRESIDENT'S REPORT

President **Harry O'Halloran** discussed provided an updated on improved security upgrades the Board has authorized in the building.

TREASURER'S REPORT

President **Harry O'Halloran** ceded the floor to Treasurer **Annika Weckerle**, Board Treasurer, for the Financial Report.

MANAGEMENT REPORT

President O'Halloran ceded the floor to **Cherie Murphy-Schmidt** for the Lofts Association management report.

ACTION ITEM #2: DOMESTIC WATER PUMP REPAIR

The topic of domestic water pump repairs was tabled pending further clarification of the bids by Management.

ACTION ITEM #3: FITNESS CENTER REPAIRS

The Board resolved to approve fitness center repairs as recommended by Fitness Connection during their preventative maintenance visit for a cost of \$1,551.

Treasurer **Annika Weckerle** moved to approve. Secretary **Russ Petro** seconded. The motion was approved without dissent.

ACTION ITEM #4: 2011 SCAVENGER REBATE

The Board resolved to ratify approval for DK Condo Management to file the 2011 City of Chicago scavenger rebate on behalf of the Association for the period 7/1/2011-12/31/2011.

Director **Jerry Massa** moved to approve. Treasurer **Annika Weckerle** seconded. The motion was approved without dissent.

ACTION ITEM #5: RATIFY 2011 AUDIT PROPOSAL

The Board resolved to ratify approval for Nyborg and Company to complete the 2011 audit for a cost of \$5,200.

President **Harry O'Halloran** moved to approve. Secretary **Russ Petro** seconded. The motion was approved without dissent.

ACTION ITEM #6: RATIFY HVAC REPAIRS

The Board resolved to ratify approval of HVAC repairs as recommended by Murphy Miller for a cost of \$2,497

Treasurer **Annika Weckerle** moved to approve. Director **Jerry Massa** seconded. The motion was approved without dissent.

ACTION ITEM #7: 2012 DK HOLIDAY SCHEDULE

The Board resolved to approve Phase 2 for fall carpet cleaning for a cost of \$1,245.

Treasurer **Annika Weckerle** moved to approve. Director **Jerry Massa** seconded. The motion was approved without dissent.

ACTION ITEM #8: 2012 INSURANCE POLICY

The topic of 2012 insurance policy renewal was tabled pending further clarification of the proposals.

ACTION ITEM #9: EMERGENCY GENERATOR PM PROPOSAL

The Board resolved to approve the proposal from LionHeart for bi-annual preventative maintenance of the emergency generator for a cost of \$930.

Secretary **Russ Petro** moved to approve. Director **Jerry Massa** seconded. The motion was approved without dissent.

MEETING ADJOURNMENT

President **Harry O'Halloran** moved that the meeting be closed at 7:25 pm. Director **Jerry Massa** seconded. The motion was approved without dissent.