

MUSEUM PARK LOFTS CONDOMINIUM ASSOCIATION
125 EAST 13TH STREET
CHICAGO, ILLINOIS 60605

Homeowner/Board of Directors Meeting
Zoom Meeting

Date: Tuesday February, 9th, 2022 5:00 pm

MEMBERS PRESENT

Lance Parker, President

John Higginson, Vice President

Del Cahill, Treasurer

Alaine Kamm, Secretary

Neal McCrillis, Director

MANAGEMENT REPRESENTATIVES

Cherie Murphy-Schmidt, Property Manager

Michelle Kamejarin, Property Supervisor

CALL TO ORDER

The meeting was called to order by Lance Parker at 3:00 pm. Eight (8) owners were in attendance.

ESTABLISHMENT OF A QUORUM

There is a quorum of five (5) Board members present.

ACTION ITEM 1: APPROVE BOARD MEETING MINUTES

John Higginson made a motion to approve the minutes from the December 1st, 2021 Board of Directors meeting. This was seconded by Del Cahill. Alaine Kamm noted that she was listed as attending the meeting as a board member , but was not elected yet. The correction was made. The motion passed unanimously.

PRESIDENT'S REPORT

The President's Report was presented by Board President, Lance Parker.

TREASURER'S REPORT

The Treasurer's Report was presented by Treasurer, Del Cahill.

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MANAGEMENT REPORT

The Management Report was presented by Associa Chicagoland Property Manager, Cherie Murphy-Schmidt.

ACTION ITEM #2: APPROVE INSURANCE PROPOSAL.

At this meeting, the Board of Directors will approve the insurance proposal provided by Alliant Mesirow. Our present insurance will expire on Feb 27, 2022. The total premium is approximately 3% higher. Below, is a table of our current premiums and the proposed premiums. The 2022 Insurance budget is \$42,000.

ACTION ITEM #3 APPROVE GAS CONTRACT

At this meeting, the Board of Directors will approve the extension of our gas contract with Constellation Energy. Our current contract expires in April 2022. Our fixed price for the current term is \$.356/therm. Our supplier is estimating our 2022 cost to be \$71,227.40 and our 2022 budget is 78,735.00.

ACTION ITEM #4: APPROVE ELECTRICITY CONTRACT

At this meeting, the Board of Directors will approve the extension of our electricity contract with Constellation Energy for months. Our current contract expires in April 2022. Our fixed price for the current term is \$.05659 per KWH. Our supplier is estimating our 2022 cost to be \$10,259.17 and our 2022 budget is \$12,000.

ACTION ITEM #5: APPROVE GARAGE PROJECT CONTRACTOR

At this meeting, the Board of Directors will approve the contract with J. Gill to rehabilitate our parking garage for Klein and Hoffman Project No. 09059.0001R. With K&H's experience with J. Gill, they have recommended that the Board award the contract to them as they are the lowest, reasonable bidder.

The following is an estimated summary of the costs associated with this project:

Necessary Work		Alternate A
Drawings/Bidding (Complete)	\$ 11,000.00	-
Rehabilitation Program:	\$409,811.50	\$10,054.00
Contingency (15%):	\$ 61,500.00	-
KH Estimated CA Fees (Hourly):	\$ 25,000.00	-
TOTAL ESTIMATE:	\$507,311.50	\$10,054.00

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MEETING ADJOURNMENT

John Higginson made a motion that the meeting be adjourned at 3:45 pm. This was seconded by Del Cahill.
The motion was passed unanimously.