

**MUSEUM PARK LOFTS CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
125 East 13<sup>th</sup> Street**

**BOARD MEETING – WEDNESDAY, FEBRUARY 26, 2014**

**MEMBERS PRESENT**

Harry O’Halloran, President  
James Skakolski, Vice President  
Jerry Massa, Treasurer  
Dean Valentine, Secretary  
Diane Sabol, Director

**MANAGEMENT REPRESENTATIVES**

Cherie Murphy-Schmidt, Property Manager  
Laurie Wishnoff, Property Supervisor

The February 26, 2014 BOARD OF DIRECTORS (henceforth referred to as “the Board”) meeting of the MUSEUM PARK LOFTS CONDOMINIUM ASSOCIATION 125 EAST 13<sup>TH</sup> STREET (henceforth referred to as “the Lofts Association”) began at 7:00 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.

**ACTION ITEM #1: APPROVE MINUTES**

President **Harry O’Halloran** moved that the minutes from the November 14, 2013, meeting be approved. Treasurer **Jerry Massa** seconded. The motion passed without dissent.

**PRESIDENT’S REPORT**

President **Harry O’Halloran** delivered the President’s Report, which introduced the new property supervisor, included an update on the 2014 operating expenses vs the budget and advised owners that management will be inspecting the lighting in the building for more energy efficient options.

**TREASURER’S REPORT**

President **Harry O’Halloran** ceded the floor to **Laurie Wishnoff**, Property Supervisor, for the Financial Report.

## MANAGEMENT REPORT

President **Harry O'Halloran** ceded the floor to **Cherie Schmidt, Property Manager** for the Association Management Report.

### **ACTION ITEM #2: RATIFY INSURANCE RENEWAL**

The Board resolved to ratify the email vote to renew the association insurance package in the amount of \$41,460 with Mesirow Insurance.

Vice President **James Skakolski** moved to approve. Secretary **Dean Valentine** seconded. The motion was approved without dissent.

### **ACTION ITEM #3: BAD DEBT WRITE OFF**

The Board resolved to approve the write off in the amount of \$913.35 from the former owner of unit 1104 which is uncollectable.

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

### **ACTION ITEM #4: RATIFY MURPHY MILLER HVAC PROPOSAL**

The Board resolved to ratify the email vote to approve the replacement of two heaters in the amount of \$2,790.

Vice President **James Skakolski** moved to approve. Secretary **Dean Valentine** seconded. The motion was approved without dissent.

### **ACTION ITEM #5: 2014 DK HOLIDAY SCHEDULE**

The Board resolved to approve the DK 2014 Holiday Schedule as presented.

Director **Diane Sabol** moved to approve. Vice President **James Skakolski** seconded. The motion was approved without dissent.

## MEETING ADJOURNMENT

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