

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

BOARD MEETING – TUESDAY, MARCH 5TH, 2013

MEMBERS PRESENT

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

MANAGEMENT REPRESENTATIVES

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

The March 5th BOARD OF DIRECTORS (henceforth referred to as “the Board”) meeting of the 2013 session of the MUSEUM PARK LOFTS CONDOMINIUM ASSOCIATION 125 EAST 13TH 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 29th, 2012 meeting be approved. Vice President **James Skakolski** seconded. The motion passed without dissent.

PRESIDENT’S REPORT

TREASURER’S REPORT

President **Harry O’Halloran** ceded the floor to **Jessica Peterson, 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 HVAC REPAIR

The Board resolved to ratify the email vote to approve Murphy and Miller to replace the three rooftop exhaust fans for a cost of \$4,132.

President **Harry O'Halloran** moved to approve. Director **Jerry Massa** seconded. The motion was approved without dissent.

ACTION ITEM #3: RATIFY PUMP REPAIR

The Board resolved to ratify the email vote to approve Complete Pumps to complete repairs to the Domestic Cold Water System for a cost of \$5,397.

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

ACTION ITEM #4: RATIFY WEBSITE SERVICES

The Board resolved to ratify the email vote for Maynard Kabak to continue as the webmaster for an annual cost of \$224.

President **Harry O'Halloran** moved to approve. Vice President **James Skakolski** seconded. The motion was approved without dissent.

ACTION ITEM #5: RATIFY INSURANCE POLICY RENEWAL

The Board resolved to ratify the email vote to renew the Insurance Policies with Mesirow Insurance for a cost of \$41,807.

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

ACTION ITEM #6: FIRE PUMP TESTING

The Board resolved to approve Fire Flow Testing Services for annual fire pump testing for a cost of \$770.

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

ACTION ITEM #7: RELOCATION OF COMED WIRES FOR FAÇADE PROJECT

The Board resolved to approve execution of the engineering contract with ComEd for a cost of \$2,000.

President **Harry O'Halloran** moved to approve. Director **Jerry Massa** seconded. The motion was approved without dissent.

ACTION ITEM #8: APPROVE CARPET REPLACEMENT

The Board resolved to approve the replacement of the common area carpet sections on floors 5, 14 and 15 by Designs by Diana for a cost of \$1,297.73.”

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

ACTION ITEM #9: APPROVE TRASH CHUTE MAINTENANCE

The Board resolved to approve the preventative maintenance contract for the garbage chute by KB Chutes for a cost of \$450.

President **Harry O'Halloran** moved to approve. Vice President **James Skakolski** seconded. The motion was approved without dissent.

ACTION ITEM #10: ELECTRION CAR CHARGING STATIONS

The Board discussed options for electric car charging stations. Based on the fact that all spaces are owned, a common charging station is not viable. Management was instructed to request owner feedback to see how many parking owner would be interested in installing an outlet and separate electric meter in their parking space at the owners' cost.

MEETING ADJOURNMENT

Vice President **James Skakolski** moved that the meeting be closed at 7:09 pm. President **Harry O'Halloran** seconded. The motion was approved without dissent.