

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

**BOARD MEETING – MONDAY, MAY 13, 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 May 13<sup>th</sup> BOARD OF DIRECTORS (henceforth referred to as “the Board”) meeting of the 2013 session 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 March 5, 2013 meeting be approved. Vice President **James Skakolski** seconded. The motion passed without dissent.

**PRESIDENT'S REPORT**

President **Harry O'Halloran** delivered the President's Report, which included information related to research of alternate cable and internet options for individual residents. Additional information will be forthcoming.

**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: APPROVE COMED TO RELOCATE ELECTRICAL WIRES**

The Board resolved to approve Commonwealth Edison to temporarily relocate the power lines on the West side of the property to facilitate façade repairs for a cost of \$22,741.

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

### **ACTION ITEM #3: APPROVE PEOPLE'S GAS TO RELOCATE WIRES**

The Board resolved to approve People's Gas to permanently relocate the gas power lines on the West side of the property to under the alley asphalt to facilitate façade repairs for a cost not to exceed \$21,324.

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

### **ACTION ITEM #4: RATIFY LOADING DOCK KEYPAD**

The Board resolved to ratify the email to approve Door Systems to install a keypad on the loading dock door for a cost of \$849.

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

### **ACTION ITEM #5: RATIFY FITNESS CENTER REPAIRS**

The Board resolved to ratify the email vote to approve Fitness Connection to complete fitness center repairs in the amount of \$131.

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

### **ACTION ITEM #6: RATIFY HVAC PM CONTRACT**

The Board resolved to ratify the email vote to approve Murphy Miller to complete HVAC preventative maintenance for an annual cost of \$4,596.

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

### **ACTION ITEM #7: APPROVE FITNESS CENTER TV REPLACEMENT**

The Board resolved to approve the purchase of new fitness center TVs for a cost not to exceed \$1,200.

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

### **ACTION ITEM #8: APPROVE METAL MAINTENANCE**

The Board resolved to approve Stone & Metal to complete metal maintenance for a cost of \$2,160.

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

### **ACTION ITEM #9: APPROVE WEST FAÇADE REPAIRS**

The Board resolved to approve KGH to negotiate a final contract with JLJ Contracting for the West Elevation façade work.

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

### **ACTION ITEM #10: APPROVE HVAC REPAIRS**

The Board resolved to approve Murphy & Miller to replace the AC compressor and install a new thermostat in the amount of \$5,402.

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

### **MEETING ADJOURNMENT**

President **Harry O'Halloran** moved that the meeting be closed at 7:14 pm. Secretary **Dean Valentine** seconded. The motion was approved without dissent.