

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

BOARD MEETING – TUESDAY, AUGUST 6TH, 2013

MEMBERS PRESENT

Harry O'Halloran, President
James Skakolski, Vice President
Jerry Massa, Treasurer
Dean Valentine, Secretary

MANAGEMENT REPRESENTATIVES

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

The August 6th 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 7:01 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: BOARD MEMBER APPOINTMENT

Secretary **Dean Valentine** moved to appoint Diane Sabol to fulfill the open position on the Board of Directors. President **Harry O'Halloran** seconded. The motion passed without dissent.

ACTION ITEM #1: APPROVE MINUTES

President **Harry O'Halloran** moved that the minutes from the May 13, 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 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: RATIFY GARAGE LIGHTING REPAIRS

The Board resolved to ratify the email vote to approve Wolf Electric to replace the ballasts and bulbs in the parking garage light fixtures for a cost of \$3,978

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

ACTION ITEM #3: RATIFY LANDSCAPING PROPOSAL

The Board resolved to ratify the email vote to approve McFarlane and Douglas to replace expired plants in the landscaping for a cost \$1,130.

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

ACTION ITEM #4: RATIFY GARAGE DOOR REPAIRS

The Board resolved to ratify the email vote to approve Door Systems to replace the drive shaft on the garage door opener for a cost of \$2,600.

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

ACTION ITEM #5: RATIFY HVAC PROPOSAL

The Board resolved to ratify the email vote to approve Murphy & Miller to replace the condenser fan for a cost of \$3,275.

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

ACTION ITEM #6: APPROVE ELEVATOR FLOOR REFINISHING

The Board resolved to approve Stuart Dean to refinish the elevator floors for a cost \$550.

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

ACTION ITEM #7: APPROVE FAÇADE CONSULTANT AND CONTRACTOR

The Board resolved to approve JLJ Contracting to complete West Façade repairs in the amount of \$230,000.

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

The Board resolved to approve KGH to provide engineering services for the West Façade project in the amount of \$24,000.

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

ACTION ITEM #8: APPROVE EXPENSES FOR FAÇADE PROJECT

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. The Board also 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. At this meeting, the Board resolved to pay these expenses from Operating Reserves.

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

ACTION ITEM #9: APPROVE 2012 AUDIT

The Board resolved to approve the 2012 audit as prepared by Nyborg and Associates.

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

ACTION ITEM #10: APPROVE UNIT REPAIR CONTRACT

The Board resolved to approve JLJ Contracting to complete unit repairs on a metal to metal joint for a cost of \$2,795.

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

ACTION ITEM #11: APPROVE INTERNET RIGHT OF ENTRY CONTRACT

The Board resolved to approve a Right of Entry Contract with Silver IP to install a satellite on the roof and wire the building for optional resident internet services at no cost to the building pending submission of required insurance.

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

MEETING ADJOURNMENT

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