

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

BOARD MEETING – THURSDAY, AUGUST 9, 2012

MEMBERS PRESENT

Harry O'Halloran, President
James Skakolski, Vice President
Annika Weckerle, Treasurer
Jerry Massa, Director

MANAGEMENT REPRESENTATIVES

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

The August 9th BOARD OF DIRECTORS (henceforth referred to as “the Board”) meeting of the 2012 session of the MUSEUM PARK LOFTS CONDOMINIUM ASSOCIATION 125 EAST 13TH STREET (henceforth referred to as “the Lofts Association”) began at 7:10 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

Treasurer **Annika Weckerle** moved that the minutes from the May 22, 2012 meeting be approved. President **Harry O'Halloran** seconded. The motion passed without dissent.

PRESIDENT'S REPORT

President **Harry O'Halloran** provided an update that there were no reported issues related to Lollapalooza and additional security was not required.

TREASURER'S REPORT

President **Harry O'Halloran** ceded the floor to Treasurer **Annika Weckerle**, for the Financial Report.

MANAGEMENT REPORT

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

ACTION ITEM #2: FAÇADE CONTRACT

The Board resolved to ratify the contract with JLJ Contracting for the East and South elevation façade repairs.

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

ACTION ITEM #3: HVAC REPAIRS

The Board resolved to ratify approval of the wireless sensor and thermostat installation by Murphy Miller for a total cost of \$4,167.

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

ACTION ITEM #4: LOBBY FLOOR REFINISHING

The Board resolved to approval The Millard Group to complete lobby floor and elevator refinishing for a cost of \$2,208.

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

ACTION ITEM #5: VALVE REPLACEMENT

The Board resolved to ratify approval for Complete Pump to complete valve replacements on the domestic water pumps for a cost of \$2,632.

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

ACTION ITEM #6: FIRE ALARM/SPRINKLER TESTING

The Board resolved to approve Simplex Grinnell to complete annual fire panel and sprinkler alarm testing for a cost of \$2,215.

Director **Jerry Massa** moved to approve. Treasurer **Annika Weckerle** seconded. The motion was approved without dissent.

ACTION ITEM #7: FAÇADE ENGINEERING CONTRACT

The Board resolved to approve KGH to provide project management services for the East and South elevation façade projects for a cost not to exceed \$25,000.

Treasurer **Annika Weckerle** moved to approve. Director **Jerry Massa** seconded. The motion was approved without dissent.

ACTION ITEM #8: HALLWAY PAINTING

The Board resolved to approve Designs by Diana to paint two floors of common areas hallways and complete lobby painting touch-up for a cost not to exceed \$5,000.

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

MEETING ADJOURNMENT

Treasurer **Annika Weckerle** moved that the meeting be closed at 7:21pm. President **Harry O'Halloran** seconded. The motion was approved without dissent.