

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

BOARD MEETING – TUESDAY, SEPTEMBER 30, 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 SEPTEMBER 30, 2014 BOARD OF DIRECTORS (henceforth referred to as “the Board”) meeting 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 July 23, 2014, meeting be approved. Secretary **Dean Valentine** seconded. The motion passed without dissent.

PRESIDENT’S REPORT

President **Harry O’Halloran** delivered the President’s Report, which included an update on the 2014 operating expenses vs the budget and advised owners that the Board, Management and Staff are keeping on top of expenses.

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: APPROVE MURPHY MILLER PROPOSAL

The Board resolved to approve the replacement of the damper motor for the parking garage in the amount of \$1,375.00

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

ACTION ITEM #3: APPROVE MITSUBISHI ELEVATOR CONTRACT

The Board resolved to approve the contract extension for services through August 31, 2017 for the vertical transportation maintenance agreement with Mitsubishi in the amount of \$1,599.77 per month (\$19,200 per year)

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

ACTION ITEM #4: APPROVE DK CONDO CONTRACT

The Board resolved to approve the contract extension for services through December 31, 2020 with DK Condo in the amount of \$3,700 per month from January 1, 2015 through December 31, 2017 and \$3,950 per month from January 1, 2018 through December 31, 2020.

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

ACTION ITEM #5: APPROVE EXTERMINATING CONTRACT

The Board resolved to approve the contract for inspecting & treating the common areas throughout the building with Aerex Pest Control in the amount of \$60.0 per month.

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

ACTION ITEM #6: APPROVE UNIFORM RENTAL CONTRACT

The Board resolved to approve the contract extension for uniform rental services through September 31, 2019 with Cintas in the amount of \$38 per week (which is a cost reduction of \$17 per week).

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

ACTION ITEM #7: APPROVE TAX APPEAL CONTRACT

The Board resolved to approve the 2015 triennial tax appeal contract with Elliott & Associates for a contingency amount of 15% of the tax savings for the first year.

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

ACTION ITEM #8: APPROVE 2015 BUDGET FOR DISTRIBUTION

The Board resolved to approve the distribution of the 2015 budget which calls for a 3.95% increase over 2014 pursuant to the IL Condo Act and governing documents for the Association.

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

MEETING ADJOURNMENT

President **Harry O'Halloran** moved that the meeting be closed at 7:42 pm. Vice President **James Skakolski** seconded. The motion was approved without dissent.