

**MUSUEM PARK LOFTS CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**125 East 13<sup>th</sup> Street, Chicago, Illinois**  
**Zoom Meeting**  
Wednesday, October 21<sup>st</sup>, 2020 5pm

**MEMBERS PRESENT**

Lance Parker, Interim Board President  
Del Cahill, Treasurer  
John Higginson, Secretary  
Neal McCrillis, Director

**MANAGEMENT REPRESENTATIVES**

Cherie Murphy-Schmidt, Property Manager  
Michelle Kamenjarin, Associa Supervisor

**CALL TO ORDER**

The meeting was called to order by Lance Parker, Interim President at 6:32pm. Eight (8) owners were in attendance.

**ESTABLISHMENT OF A QUORUM**

There is a quorum of four (4) Board members present.

**ACTION ITEM #1: APPROVE MINUTES**

Lance Parker made a motion to approve the minutes from the July 29<sup>th</sup>, 2020 Board of Directors meeting as presented. This was seconded by Del Cahill. The motion passed unanimously.

**TREASURER'S REPORT**

Lance Parker, Board Treasurer gave the Treasurer's Report. As of September 30<sup>th</sup>, 2020 the Association has \$166,428.23 in our operating account. Our reserve account has \$604,024.20. Total assets \$770,452.43.

**ACTION ITEM #2: APPROVE 2021 BUDGET FOR DISTRIBUTION TO HOMEOWNERS**

John Higginson made a motion to approve the 2021 budget for distribution to the homeowners. The 2021 budget calls for a 3.25% increase. This was seconded by Neal McCrillis. The motion passed unanimously.

**ACTION ITEM #3: APPROVE PREMIER DOORS PROPOSAL FOR STAIRWELL DOORS**

John Higginson made a motion to approve a budget of \$5,500 to install the doors. This was contingent on approval from Klein and Hoffman for fire codes. This was seconded by Neal McCrillis. The motion passed unanimously.

**ACTION ITEM #4: APPROVE NEW INTERCOM SYSTEM**

Lance Parker made a motion to approve the installation of a new intercom system. The new system would allow residents to view the guest calling them through an app on their smart device. This would also allow for more entries and area codes. S&P Integrations will install this and setup the new database for \$4,484.80. The board asked for more information on the subscription. This was seconded by John Higginson. Del Cahill voted against. The motion passed.

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**ACTION ITEM #5: APPROVE SECURITY CAMERAS FOR ELEVATORS AND UPGRADE LOBBY CAMERAS**

The board discussed the addition of cameras to the passenger elevators. A decision was made to upgrade 2 of the lobby cameras and not install cameras in the elevators. Neal McCrillis made a motion to upgrade 2 lobby cameras. This was seconded by Del Cahill. The motion passed unanimously.

**ACTION ITEM #6: APPROVE PROPOSAL TO UPGRADE FOB SYSTEM**

John Higginson made a motion to upgrade our access control system and adding fob readers to the front, rear, G1, G2, G3 and G4 for a cost of \$21,386.93 plus a budget of \$4,500 for the elevator technician's support. They have also included \$4,200 to purchase of 500 fobs and program them. This was seconded by Lance Parker. The motion passed unanimously.

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Lance Parker, President

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John Higginson, Secretary