

MUSEUM PARK LOFTS CONDOMINIUM ASSOCIATION  
125 EAST 13TH STREET  
CHICAGO, ILLINOIS 60605

Homeowner/Board of Directors Meeting  
Zoom Meeting

Date: Thursday November 3rd, 2022 5:00 pm

MEMBERS PRESENT

John Higginson, Vice President

Del Cahill, Treasurer

Alaine Kamm, Secretary

MANAGEMENT REPRESENTATIVES

Cherie Murphy-Schmidt, Property Manager

CALL TO ORDER

The meeting was called to order by John Higginson at 5:10 pm. Twenty three (23) owners were in attendance.

ESTABLISHMENT OF A QUORUM

There is a quorum of three (3) Board members present.

ACTION ITEM 1: APPROVE BOARD MEETING MINUTES FEBRUARY 9th, 2022

John Higginson made a motion to approve the minutes from the February 9th, 2022 Board of Directors meeting. This was seconded by Del Cahill. Motion passed.

ACTION ITEM 2: APPROVE BOARD MEETING MINUTES MARCH 1st, 2022

Del Cahill made a motion to approve the minutes from the March 1st, 2022 Board of Directors meeting. This was seconded by Alaine Kamm. Motion passed

TREASURER'S REPORT

The Treasurer's Report was presented by Treasurer, Del Cahill.

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MANAGEMENT REPORT

The Management Report was presented by Forth Group Property Manager, Cherie Murphy-Schmidt.

ACTION ITEM #3: APPROVE 2023 BUDGET DRAFT FOR DISTRIBUTION TO HOMEOWNERS

At this meeting, the Board of Directors will approve the 2023 budget draft which calls for a 3.69 % increase. The budget draft will be distributed to all homeowners for their 30 day review. Del Cahill made a motion to approve the distribution of the draft budget. This was seconded by John Higginson. Motion carried.

ACTION ITEM 4 #: APPROVE HELM MECHANICAL PROPOSAL

At this meeting, the Board of Directors will discuss the approval of the replacement of a self contained air handler 12.5 ton unit for \$ 55,896.00. This unit provides fresh air for heating and air conditioning for the 1st floor common areas. Helm Mechanical has inspected this unit and determined that it is not possible to repair it. Due to the age of the unit and unavailability of replacement parts they have recommended that we replace the unit. Alaine Kamm made a motion to approve the distribution of the draft budget. This was seconded by Del Cahill. Motion carried.

MEETING ADJOURNMENT

Alaine Kamm made a motion that the meeting be adjourned at 5:35 pm. This was seconded by Del Cahill. The motion was passed unanimously.