

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

BOARD MEETING REVIEW – THURSDAY, NOVEMBER 10, 2011

MEMBERS PRESENT

Harry O'Halloran, President
Annika Weckerle, Vice President
Lisa Caradonna, Treasurer
Lynda Massa, Director

MANAGEMENT REPRESENTATIVES

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

The November 10th BOARD OF DIRECTORS (henceforth referred to as “the Board”) meeting of the 2011 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, and asked that it be amended.

ACTION ITEM #1: APPROVE MINUTES

Vice President **Annika Weckerle** moved that the minutes from the September 29th, 2011 meeting be approved. Director **Lynda Massa** seconded. The motion passed without dissent.

PRESIDENT'S REPORT

President **Harry O'Halloran** discussed the upcoming Board elections scheduled for Thursday, December 1st, 2011 in the fitness center and annual holiday party scheduled for Friday, December 2nd, 2011 in the lobby.

TREASURER'S REPORT

President **Harry O'Halloran** ceded the floor to Treasurer **Lisa Caradonna**, Board Treasurer, for the Financial Report.

MANAGEMENT REPORT

President O'Halloran ceded the floor to **Cherie Murphy-Schmidt** for the Lofts Association management report.

ACTION ITEM #2: 2012 BUDGET ADOPTION

The Board resolved to adopt the 2012 operating budget, which calls for a 3% assessment increase.

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

ACTION ITEM #3: SNOW BLOWER PURCHASE

The Board resolved to approve the purchase of a snow blower from HD Supply for a cost not to exceed \$1,000. Management was directed to obtain warranty options.

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

ACTION ITEM #4: MAT PURCHASE

The Board resolved to approve the purchase of new mats for outside the front entrance and inside the alley door for a cost not to exceed \$1,000.

Director **Lynda Massa** moved to approve. Vice President **Annika Weckerle** seconded. The motion was approved without dissent.

ACTION ITEM #5: FAÇADE PAINTING

The Board resolved to ratify approval for JLJ Contracting to paint the entire north elevation.

Vice President **Annika Weckerle** moved to approve. Director **Lynda Massa** seconded. The motion was approved without dissent.

ACTION ITEM #6: SCAVENGER REBATE

The Board resolved to approve Management to file the City of Chicago Scavenger Rebate on behalf of the Association for period 1/1/2011-6/30/2011.

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

ACTION ITEM #7: CARPET CLEANING

The Board resolved to approve Phase 2 for fall carpet cleaning for a cost of \$1,245.

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

ACTION ITEM #9: BAD DEBT WRITE-OFF

The Board resolved to approve the write-off bad debt totaling \$548.41.

Director **Lynda Massa** moved to approve. Vice President **Annika Weckerle** seconded. The motion was approved without dissent.

ACTION ITEM #10: UNIT LEAK REPAIRS

The Board resolved to approve the proposal from JLJ Contracting for unit leak repairs for a cost of \$1,944.

Vice President **Annika Weckerle** moved to approve. Director **Lynda Massa** seconded. The motion was approved without dissent.

The annual meeting is scheduled for Thursday, December 1st, 2011.

MEETING ADJOURNMENT

Treasurer **Lisa Caradonna** moved that the meeting be closed at 7:14 pm. Director **Lynda Massa** seconded. The motion was approved without dissent.