

# 555 CORNELIA CONDOMINIUM ASSOCIATION

## BOARD OF DIRECTORS MEETING APRIL 22, 2009

Pursuant to notice as provided in the by-laws, the regular meeting of the 555 Cornelia Board of Directors convened on April 22, 2009, in the Hospitality Room, 555 W. Cornelia Ave., Chicago, Illinois. Andrew Schwebel, President, called the meeting to order at 7:12 p.m.

The following directors were present: Andrew Schwebel, Curt Behnke, John Kelley, Jeannette Nussbaum, Chris Kertesz and Harry Weisman. Sid Kaz and Marc Condie were absent.

Management was represented by Judy Cole, Property Supervisor, and Alice Leahy, Property Manager.

### Approval of Minutes from Last Board Meeting

John Kelley moved to approve the March 2009 minutes, Jeannette Nussbaum seconded and the motion carried unanimously.

### Management Report

Alice Leahy presented the management report. *Window Washing:* Window washing is scheduled to begin on Monday, May 4<sup>th</sup>.

### Finance Committee

Jeannette Nussbaum said that the committee's first meeting about the proposed 2009-2010 budget has taken place and a second meeting will be scheduled shortly. She urged all committee heads to submit their budget requests as soon as possible. The proposed budget will be distributed to the rest of the Board in mid-May and sent to all unit owners following the May meeting. The Board will vote on the budget at its June meeting.

### Operations Committee

Harry Weisman moved that the Association purchase another 20 chaise lounges for the pool at a cost not to exceed \$6,800, Ms. Nussbaum seconded and the motion carried unanimously. Mr. Weisman said that Joe Alexander, of Alexander and Associates, met with Operations, Management and the Building Engineer to discuss his evaluation of the deck. Mr. Alexander recommended that the entire deck be caulked and all damaged sections of the deck be repaired. He also recommended that all pool deck drains be investigated and the ones not functioning properly be replaced. Mr. Weisman moved that Alexander and Associates proceed with the drawings, specs and bidding out of the sundeck work at a cost not to exceed \$14,000, Mr. Kelley seconded and the motion carried unanimously. Judy Cole suggested that Mr. Alexander also provide a cost for replacing the garage pipes that contain concrete from an earlier job in the garage.

### Decorating/Gardening

Curt Behnke reported that the front lobby is almost finished. The mailroom will be painted shortly. The lighting for the mailroom is to arrive in the next 6-8 weeks. Mr. Behnke said that the landscaping in the front of the building has been completed. Two large pots with flowers will be placed near the front door.

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### Legal

No report.

### Social/Welcoming

Chris Kertesz said that the annual Pool Party is being scheduled for Sunday, May 31<sup>st</sup>, from 3:00 PM to 7:00 PM. More details to follow.

In response to objections over shortened pool hours raised by resident and non-resident pool members, the Board revisited the subject. After discussion, Mr. Kelley moved that last year's pool hours schedule of 10:00 a.m.-9:00 p.m. Sunday through Thursday, and 9:00 a.m.-10:00 p.m. Friday and Saturday be implemented for the 2009 season, Mr. Kertesz seconded and the motion carried unanimously. Lifeguards will again be instructed to keep attendance figures on an hourly basis throughout the season and the Board will review the results prior to setting the 2010 pool hours.

There being no further business to come before the Board, the meeting was adjourned at 7:35 p.m. and the Board reconvened in Executive Session.

The Board came out of Executive Session at 7:48 p.m. Mr. Kertesz moved that a fine of \$100 be imposed on the owner who violated the construction rules, Mr. Weisman seconded and the motion passed unanimously.

On a motion made, seconded and approved, the meeting adjourned at 7:50 p.m.

Respectfully submitted,

Alice Leahy  
Property Manager