

555 CORNELIA CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING JUNE 25, 2008

Pursuant to notice as provided in the by-laws, the regular meeting of the 555 Cornelia Board of Directors convened on June 25, 2008, in the Hospitality Room, 555 W. Cornelia Ave., Chicago, Illinois. Joan Grossman, President, called the meeting to order at 7:02 p.m.

The following directors were present: Joan Grossman, Andrew Schwebel, Beth Halevy, Marc Condie, John Kelley, Harry Weisman, Jeannette Nussbaum and James Adinamis. Sid Kaz was absent.

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

Approval of Minutes from Last Board Meeting

Beth Halevy moved to approve the May 2008 minutes, Jeannette Nussbaum seconded and the motion carried. John Kelley abstained because he did not attend that meeting.

Management Report

Alice Leahy presented the management report. *Elevator Project:* Suburban Elevator will finish up their work in the mechanical room over the next two weeks. The storage shed in the garage will be dismantled shortly afterward, which will result in the return of two parking spaces. *Workers Compensation Insurance:* Community Specialists submitted a proposal for Workers Comp insurance covering the period from July 1, 2008-June 30, 2009 at a cost of \$13,591.36. CS is using AIG as the carrier for its master policy. When compared with the proposal submitted by Travelers, AIG will save the Association \$1,342 over the next year. *Hourly Pool Census:* At the Board's request, the lifeguards are keeping track of pool and deck attendance on an hourly basis throughout the summer. Based on the results thus far, attendance appears to be based on weather conditions rather than time of day. *2008-2009 Budget:* Will be covered under Finance. *Management Contract:* The contract with Community Specialists expires on July 31st. CS is proposing a two-year contract at a 3.25% increase the first year and no increase the second year. John Kelley moved to accept the terms of the proposed contract, Marc Condie seconded and the motion carried unanimously. *Hours of In-Unit Construction Work:* At the May meeting, Sid Kaz proposed discussing a change in hours this month in follow-up to suggestions made by residents in the Building Survey. Due to Mr. Kaz's absence, the subject was tabled until the July meeting.

Finance Committee

Ms. Nussbaum reviewed the major increases in the proposed 2008-2009 budget. Under Utilities, the gas budget was raised by \$38,000, but Ms. Nussbaum pointed out that this increase may prove to be insufficient because the cost per therm is now almost double what the Association has been paying for much of the past year and is higher than what was projected when budgeting took place. Electricity rates are locked in until 2009. Common Area Decorating was increased to include two cleanings of the hallway carpet per year rather than one in order to better maintain the carpeting. Cable TV costs

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increase 7% every July per the terms of the current contract which is in effect through July 15, 2011. Increases in Local 1 and Teamsters wages and benefits will total more than \$18,000 during the next fiscal year beginning August 1st. The proposed increase in assessments is 6.05%. Monthly parking rates will increase \$5, bringing resident parking to \$130 per month and non-resident parking to \$220. Guest parking rates, which have not been raised since 2004, will increase as follows. Cash rates (taxes included): 0-3 hours from \$5 to \$6; 3-6 hours from \$10 to \$12; 6-12 hours from \$15 to \$18; and 12-24 hours from \$20 to \$24. Rates for owners who charge parking to their accounts will be: 0-4 hours from \$3.50 to \$4; 4-10 hours from \$7 to \$8; and 10-24 hours from \$10.50 to \$12. Sheets of 6 guest parking stickers will increase from \$21 to \$24; 0-4 hours will continue to require one sticker; 4-10 hours two stickers; and 10-24 hours three stickers. After discussion, Jim Adinamis moved that the Board accept the proposed 2008-2009 budget, John Kelley seconded and the motion passed with all voting in favor, except Beth Halevy who was opposed.

Operations Committee

Harry Weisman reported that the Legal Committee asked Klein & Hoffman to review the plans for the development of 541 Cornelia and how they might impact 555. Mr. Weisman said that the patches on the east wall noted by K&H are secure, and the two cracks in the garage wall are also not of concern at this time. Mr. Weisman said that the water leaking into the garage might be coming from a tear in the pool liner. After the pool is drained at the end of the summer, the liner will be examined and any necessary repairs done at that time.

Decorating Committee

Marc Condie reported that the sample hallway sconce should arrive shortly and will be installed at that time. He also said that an interior decorator is scheduled to come to the building in order to give the committee ideas for redecorating the front lobby. This will be a no-charge consultation.

Legal Committee

John Kelley said that now that the committee has input from Klein & Hoffman, a letter will be put together for JDL, the developer of 541 Cornelia, outlining what needs to be done for 555 before the project can proceed.

Welcoming Committee

Jim Adinamis reported that the Pool Party/Welcome Party had a good turnout and was enjoyed by everyone who attended it. He thanked Beth Halevy for all her efforts in organizing and publicizing the event. Management was asked to provide Mr. Adinamis with a draft of a building information/welcoming sheet for new residents.

Social Committee

Beth Halevy thanked Joanna Jents and Jonathan Scott for putting the annual Yard Sale together. She also thanked Mr. Adinamis for all of his help on the Pool Party/Welcome Party.

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Ms. Halevy asked when the Board was going to start looking into the replacement of the windows in the building. Ms. Grossman said the subject should be tabled until the July meeting.

There being no further business to come before the Board, on a motion made, seconded and approved, the Board voted to adjourn the meeting at 7:45 p.m.

Respectfully submitted,

Alice Leahy
Property Manager