

# 555 CORNELIA CONDOMINIUM ASSOCIATION

## BOARD OF DIRECTORS MEETING MARCH 25, 2009

Pursuant to notice as provided in the by-laws, the regular meeting of the 555 Cornelia Board of Directors convened on March 25, 2009, in the Hospitality Room, 555 W. Cornelia Ave., Chicago, Illinois. Andrew Schwebel, President, called the meeting to order at 7:00 p.m.

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

Management was represented by Alice Leahy, Property Manager.

### Approval of Minutes from Last Board Meeting

Curt Behnke moved to approve the February 2009 minutes, Jeannette Nussbaum seconded and the motion was approved with Harry Weisman abstaining.

### Management Report

Alice Leahy presented the management report. *2008 Scavenger Rebate:* The Association's rebate request for \$19,866.58 has been submitted to the City Council. The City Council runs approximately two years behind in paying out rebates. *Life Safety Inspection:* Contech is scheduled to perform the first annual inspection of the life safety system on April 8<sup>th</sup>. The inspection is required by the city.

### Finance Committee

Jeannette Nussbaum said that the first meeting regarding the 2009-2010 budget will be on April 5<sup>th</sup>. Ms. Nussbaum presented the electricity proposal from Exelon. The Association is currently paying \$0.05043 per kWh. Exelon is offering a one-year rate of \$0.0365, down 27% from the Association's current contract rate. They are also offering a two-year rate of \$0.03747, down 25% from the current contract rate and representing a 30% savings compared to ComEd's current rate schedule. John Kelley moved that the Association accept the two-year rate contract at \$0.03747 per kWh, Andy Schwebel seconded and the motion carried unanimously.

### Operations Committee

Sid Kaz reported that the committee has met several times to discuss the capital reserve study and expenditures for the coming year. The committee also met with Joe Alexander of Alexander and Associates regarding an initial investigation of the sundeck. Mr. Kaz said that the source of the water coming through the lower east wall and inside the garage needs to be addressed. Harry Weisman moved that Alexander and Associates perform the preliminary sundeck study at a cost of \$5,000.00, John Kelley seconded and the motion carried unanimously.

Harry Weisman reported that the Virginia Graeme Baker Pool and Spa Safety Act became effective December 20, 2008. This federal law requires that all pool drains be equipped with safety covers in order to prevent hair entanglement and body and finger entrapment. Blue Aura submitted a proposal to bring 555's pool into compliance with the new law by installing a safety vacuum release and the required grates. Mr. Weisman moved that Blue Aura's proposal be accepted at a cost not to exceed \$3,147.98, Mr. Kelley seconded and the motion carried unanimously.

## 555 CORNELIA CONDOMINIUM ASSOCIATION

Mr. Weisman also reported that the check valve on the Fire Department connection needs to be replaced. He moved that the Board accept Rogers Pump's proposal for \$1,854.00 to perform this work, Mr. Kelley seconded and the motion passed unanimously.

### Decorating/Gardening Committee

Curt Behnke reported that the Lobby Project is on track with carpet scheduled to be installed on April 1<sup>st</sup>, painting the week of April 6<sup>th</sup>, furniture delivery the week of April 16<sup>th</sup> and lighting installation the week of April 23<sup>rd</sup>. On the subject of landscaping, Mr. Behnke said that he met with Paul Sheets, the landscaper, and they worked out a plan to add some new plants in front of the building and move some of the current plants to the east end of the garden. The McFarlane Douglass proposal also includes the pool deck. Mr. Behnke moved that the Board accept McFarlane Douglass's proposal at a not to exceed cost of \$4,600.00, Marc Condie seconded and the motion passed unanimously. The proposal includes four maintenance visits over the course of the season.

### Legal Committee

No report.

### Social/Welcoming Committee

Chris Kertesz said the committee made some minor revisions to the letter in the Welcome Packet. The committee is looking at the date to schedule the pool party and will advise once a date has been selected.

All owners have had thirty days to review and comment on the proposed house rule requiring all owners to submit proof of liability insurance to the Association between June 1-June 30 each year. Mr. Kelley moved that the rule be adopted, Mr. Kaz seconded and the motion passed unanimously.

The Board reviewed the Pool Rules from 2008. Mr. Kelley moved that the rules be kept the same for 2009, Ms. Nussbaum seconded and the motion passed unanimously. Ms. Nussbaum moved that the "early bird" fee for residents be kept at \$85.00, that the resident fee paid after May 15<sup>th</sup> be raised \$5.00 to \$105.00 and that the non-resident membership fee be raised \$5.00 to \$220.00, Mr. Kelley seconded and the motion passed unanimously.

Ms. Nussbaum said that a review of selected hours of attendance at the pool last year revealed that weekday mornings average fewer than five people. She recommended that pool hours be adjusted as follows:

Monday through Friday	Open at noon
Saturday and Sunday	Open at 10:00 a.m.
Sunday through Thursday	Close at 9:00 p.m.
Friday and Saturday	Close at 10:00 p.m.

Ms. Nussbaum explained that the Association would save on lifeguards' salaries along with pool supplies by enacting the new hours and moved that they be accepted, Mr. Kelley seconded and the motion passed with Mr. Kaz abstaining.

There being no further business to come before the Board, the meeting was adjourned at 8:10 p.m. and the Board reconvened in Executive Session.

## 555 CORNELIA CONDOMINIUM ASSOCIATION

The Board came out of Executive Session at 8:25 p.m. Mr. Kaz moved that a fine of \$50.00 be imposed on the owner who stored furniture in the common area, Mr. Condie seconded and the motion passed with Mr. Weisman opposed.

On a motion made, seconded and approved, the meeting adjourned at 8:25 p.m.

Respectfully submitted,

Alice Leahy  
Property Manager