

# 555 CORNELIA CONDOMINIUM ASSOCIATION

## BOARD OF DIRECTORS MEETING NOVEMBER 5, 2008

Pursuant to notice as provided in the by-laws, the regular meeting of the 555 Cornelia Board of Directors convened on November 5, 2008, in the Hospitality Room, 555 W. Cornelia Ave., Chicago, Illinois. Joan Grossman, President, called the meeting to order at 8:00 p.m.

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

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

### Election of Officers

Joan Grossman directed that nominations be made for officers. Marc Condie moved that Ms. Grossman serve as President, Andy Schwebel seconded; John Kelley moved that Mr. Schwebel serve as Vice President, Marc Condie seconded; Joan Grossman moved that Marc Condie serve as Secretary, seconded by John Kelley; and Joan Grossman moved that Jeannette Nussbaum serve as Treasurer, seconded by Andy Schwebel. All of the motions carried unanimously. The 2008-2009 Board is as follows:

President	Joan Grossman
Vice President	Andrew Schwebel
Treasurer	Jeannette Nussbaum
Secretary	Marc Condie
Director	Curt Behnke
Director	Sid Kaz
Director	John Kelley
Director	Chris Kertesz
Director	Harry Weisman

### Guest Speaker: Chris Nyborg - Nyborg & Associates

Chris Nyborg, the Association's auditor, discussed the 2007-2008 Review with the Board and answered questions.

### Approval of Minutes from Prior Month's Meeting

Marc Condie moved to approve the October 2008 minutes, Jeannette Nussbaum seconded and the motion carried unanimously.

### Management Report

Alice Leahy presented the management report. *Window Washing:* Window washing is scheduled to start on November 10th. *Canopy Roof Project:* Solaris is to confirm the project date the week of November 3<sup>rd</sup>. *2009 Tax Appeal:* Lake View Township will have its triennial reassessment in 2009. Field & Goldberg has presented a proposal to appeal the reassessment on behalf of all Association unit owners. In 2006, Field &

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Goldberg saved the owners approximately \$80,000 over a three-year period after appealing the 2006 reassessment. Their fee equals 20% of the first year's savings. John Kelley moved that the Board accept Field & Goldberg's proposal, Andy Schwebel seconded and the motion passed unanimously.

### Finance Committee

No report.

### Operations Committee

Harry Weisman said he directed the maintenance staff to put the "Low Clearance" signs on chains in front of the heaters in the garage in an effort to prevent parkers from damaging their vehicles on the heaters.

### Decorating Committee

Marc Condie and Curt Behnke reported that the committee has been working on a proposal to redecorate the lobby and sitting area. It will be presented to the Board at the January meeting.

### Legal Committee

John Kelley said that the committee worked on the language of the proposed revision of the rules governing construction noise on Saturdays. The proposed rule will be sent to all owners so that they have 30 days to review it prior to it being voted on at the January Board meeting.

### Welcoming Committee

No report.

### Social Committee

Beth Halevy said that the retirement party for Don Bonev will be on Sunday, November 23<sup>rd</sup>, from 3:00 p.m.-5:00 p.m. in the Hospitality Room.

There being no further business to come before the Board, on a motion made, seconded and passed, the meeting adjourned at 8:40 p.m.

Respectfully submitted,

Alice Leahy  
Property Manager