

# 555 CORNELIA CONDOMINIUM ASSOCIATION

## BOARD OF DIRECTORS MEETING

November 18, 2009

Pursuant to notice as provided in the by-laws, the regular meeting of the 555 Cornelia Board of Directors convened on November 18, 2009, in the Hospitality Room, 555 W. Cornelia Ave., Chicago, Illinois. Andrew Schwebel, President, called the meeting to order at 8:10 p.m.

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

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

### Election of Officers

John Kelley moved that all Officers and Committee Chairmen remain the same for the coming year, Jeannette Nussbaum seconded and the motion carried unanimously. Officers for the 2009-2010 year are:

President	Andrew Schwebel
Vice President	John Kelley
Treasurer	Jeannette Nussbaum
Secretary	Marc Condie
Directors	Charlene Andreas, Curt Behnke, Sid Kaz, Chris Kertesz and Harry Weisman

### Approval of Minutes from Last Board Meeting

John Kelley moved to approve the October 2009 minutes, Chris Kertesz seconded and the motion was approved by all.

### Management Report

Alice Leahy presented the Management Report. *Roofing Work:* Art Roofs & Gutters said that there is approximately one-half day of work remaining on the roofing job. *Lobby Mats:* The mats have been ordered and should be delivered within two weeks. *Next Board Meeting:* The next Board meeting will be on Wednesday, January 27, 2010.

### Finance Committee

Ms. Nussbaum reported that the finalized Review for the year ending July 31, 2009 was received and asked Management to email a copy to all of the Board members. On November 30<sup>th</sup>, the Finance Committee will meet with the auditor to go over the Review. A notice will be posted advising owners that copies are available in the Management Office.

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### Operations Committee

Mr. Weisman reported on the status of the sundeck project and stated that it should come in under the \$110,000 budget. Ms. Andreas said that the committee is awaiting pricing on the proposed new fence. She said that it will probably be installed next spring.

### Decorating/Gardening Committee

Mr. Condie said that the holiday decorations will go up after Thanksgiving.

### Legal Committee

Mr. Kelley reported that the easement agreement with JDL has not been returned from JDL's attorney yet. Ms. Cole said that she will follow up with Penland Hartwell.

### Welcoming Committee/Social Committee

Mr. Kertesz said that the Holiday Party on December 13<sup>th</sup> will be from 3:30-5:30 p.m. in the Hospitality Room. He reported that there will be live entertainment in addition to the raffle discussed at last month's meeting.

On a motion made, seconded and approved, the meeting adjourned at 8:29 p.m.

The Board reconvened in Executive Session. The Board came out of Executive Session at 8:45 p.m. and voted to deny the garage claim submitted by a resident parker.

On a motion made, seconded and approved, the meeting adjourned at 8:50 p.m.

Respectfully submitted,

Alice Leahy  
Property Manager