



111 East Chestnut Condominium Association
Board of Directors
Special Meeting Minutes
February 7, 2014

A meeting of the Board of Directors of the 111 East Chestnut Condominium Association (“The Association”), an Illinois not-for-profit corporation, was called to order on Friday, February 7, 2014 at 12:04pm in the Chestnut Room, 111 East Chestnut Street, Chicago, IL, pursuant to the By-Laws.

Directors Anthony Milazzo, Mike Fish, Glen Greene, Ann Marie Del Monico, Asia Gajderowicz, and Serap Brush were present. Also present were Sudler Property Management employees Robert Graf, Account Supervisor and Executive Vice President and Sara Rudnik, Property Manager. Approximately 3 homeowners were in attendance.

President Milazzo stated that the purpose of the meeting was to review bids for renovation work in the fitness center. We will be approving each contractor phase separately and then we will discuss the construction sequencing.

President Milazzo started with general construction proposals. First Star Construction was, initially, the lowest bidder but Gold Coast Construction provided a last minute proposal for slightly less. A few concerns were discussed about Gold Coast Construction’s proposal. President Milazzo made a motion to approve First Star Construction for \$11,600. Vice President Del Monico seconded the motion. Further discussion was held. The vote was not unanimous. Roll call was taken.

Anthony Milazzo -	Y
Mike Fish -	Abstain
Glenn Greene -	Y
AnnMarie DelMonico -	Y
Asia Gajderowicz -	Y
Serap Brush -	Abstain

The motion passes.

President Milazzo made a motion to approve Chicago Floor Systems for \$6,230.40 for rubber sheet flooring in the fitness center. Bids received for the project ranged from \$6,230 on the low

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end and up to \$15,000. Chicago Floor Systems was the lowest bidder. Vice President Del Monico seconded the motion. The motion was approved unanimously.

President Milazzo reviewed the window tinting proposals we received ranging in cost from \$1,150 to \$1,450. After some discussion, President Milazzo made a motion to approve C-Thru Window's proposal of \$1,150. The motion was approved unanimously.

President Milazzo reviewed the construction sequencing. Management will research alternate fitness facilities for residents to use during the time of the project construction.

President Milazzo reviewed the two flooring color options: black with red speckles or black with blue speckles. Samples of the flooring and equipment upholstery colors will be available for the board to review over the weekend and provide feedback on their preference.

The meeting adjourned at 1:05pm.