



111 East Chestnut Condominium Association
Board of Directors Meeting Minutes
May 23, 2019

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 Thursday, May 23, 2019 at 6:21pm in the Chestnut Room, 111 East Chestnut Street, Chicago, IL, pursuant to the By-Laws.

Directors Jane Santogrossi, Anthony Milazzo, Serap Brush, Samantha Hoffman, Valerie Alexander and Carolann Randall were present. Also present were Sudler Property Management employees Robert Graf – Executive Vice President, Sara Rudnik - Property Manager, Caterina Mihaila – Assistant Property Manager and Jonathon Mendoza - Administrative Assistant. Five (5) homeowners were in attendance.

President Jane Santogrossi made a motion to approve the Agenda. Vice President Milazzo seconded the motion. The motion passed unanimously.

President Santogrossi made a motion to approve the closed session minutes from the March 14, 2019 meeting. Treasurer Randall seconded the motion. The motion passed unanimously.

President Santogrossi made a motion to approve the open session minutes from the March 14, 2019 meeting. Vice President Milazzo seconded the motion. The motion passed unanimously.

President Santogrossi made a motion to approve the Officer Election Board Meeting Minutes from the April 18, 2019 meeting. Director Milazzo seconded the motion. The motion passed unanimously.

Treasurer’s Report

Carollan Randall read the Treasurer’s Report.

For 2019 we budgeted \$4.2 million of income and \$3.3 million of expense, leaving about \$900,000 for reserve spending and overages.

Through April we are tracking at 99% of our revenue budget and 12% favorable on our expense budget, mostly due to timing.

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We have made 3 ½ of our normal 4 monthly contributions to reserves totaling \$264,000. We postponed ½ of the April monthly reserve contribution to make certain expense prepayments, but we expect to catch up before yearend.

Reserve expenses through April have primarily been 2018 items for which billing had been delayed, such as pool concrete, roof anchors and concrete repairs. In addition, we spent \$15,000 on the boilers. Reserves are currently \$1,152,000. In response to a homeowner question, the Board is not discussing, considering or anticipating a special assessment.

Director Hoffman made a motion to approve the Treasurer's Report. Vice President Milazzo seconded the motion. The motion passed unanimously.

Management Report

Property Manager Sara Rudnik gave the Management Report:

Next Board Meeting:

Will be held on Thursday June 13.

2018 Tax Appeal

Elliot and Associates is reviewing and processing the appeal decisions, we will have our result later in the next 10 days.

Entrance Canopy Glass

The broken piece will be replaced on May 30th.

Façade Project

Work continues on the E6 and E3 drops (master and guest bedrooms of the C unit and a portion of each the F and H units).

Pool and BBQ Deck Planters

Will be planted next week.

President Santogrossi made a note to eliminate ***“32,000 remains on the contract to be paid”*** from the 22.1 disclosure. Manager Rudnik confirmed this has already removed. President Santogrossi made a motion to approve the 22.1. Vice President Milazzo seconded the motion. The motion passed unanimously.

New Business

Rooftop HVAC Units

We will ask Elara about our units on the 9th Floor.

R-22 2020 – Phase out discussions were held. Vice President Milazzo volunteered to help on this upcoming project.

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Approve increase of spending allowance for management – increase from \$4K to 5K, Vice President Milazzo made the motion, Treasurer Randall seconded the motion. The motion passed unanimously.

Consider FHA pre-approval - President Santogrossi discussed her research on the subject and considered benefits and disadvantages. The board agreed to not pursue this any further at this time. It will be revisited next year.

Review and Discuss Rules & Regulations updates – for now it's only suggestions, categories, discussions. It will be revisited at June's meeting, needs to be approved by the owners.

Chestnut Room Policy - Discussions were held.

Package Room Policies – Discussions were held.

President Santogrossi read the following note of appreciation to Director Brush:

I would like to recognize and appreciate Serap Erdal Brush for her many contributions to the 111 Board over the past 6 years.

Serap joined the Board during a period of turmoil, defeating a contentious and divisive board member who was running for reelection. She immediately helped to create a sense of stability through her scientific background and strong ethics.

Serap was a force behind establishing formal bidding procedures for the Association. Those procedures require that contracts above a certain amount have a formal RFP, bid form and outreach to multiple bidders. Large projects require sealed bids opened in the presence of multiple management or Board members. Very large projects include an outside expert firm that conducts oversight of bidding specs and of the work performed.

Serap's support has also been helpful in infrastructure improvements over the years. She was also a vocal advocate for making our building smoke-free, helped negotiate the RCN contract and spent hours revising our Rules and Regulations.

I am pleased that Serap remains on the Board and that we will all continue to benefit from her expertise and good judgment. Thank you, Serap.

The meeting adjourned at 7:18 pm.