

111 EAST CHESTNUT BOARD OF DIRECTORS' MEETING

May 28, 2020

<https://www.111eastchestnut.org/wp-content/uploads/2020/05/2020-5-28-Board-Meeting.mp3>

- Meeting duration was approximately 50 minutes.
- All board meetings since March 19 have been via telephonic conference, i.e. decentralized and virtual and not a "gathering," as the 111 Declaration prescribes. Also, the teleconference was again in "Lecture Mode" with homeowners muted.
- Also note, despite the fact that homeowner questions were solicited by the board president via her agenda, none were allowed/vetted during the meeting proper.
- Despite homeowner questions pertaining to the pandemic, the board and management do not make any mention of COVID-19 and the pandemic's impact on the Association during the meeting.
- Lastly, prior to the meeting, Sudler Property Management was informed of Mayor Lightfoot's newly released *Guidelines for Residential Buildings for Chicago's Phase 3 Reopening*. Regrettably, these guidelines are more comprehensive and cautious than Sudler has employed to protect the residents to date. Again, the omission is noted.

ATTENDEES

Board: Santogrossi, Randall, Alexander, Milazzo, Hoffman, Brush, Vilt

Sudler Property Management: Graf, Rudnik, Mendoza

Homeowners: Unknown

APPROVAL OF PRIOR MEETING MINUTES

- March 19, 2020 Closed Session
 - March 19, 2020 Open Session
 - April 23, 2020 Closed Session
 - April 23, 2020 Open Session
- Motion made to approve all 4. APPROVED

TREASURER'S REPORT — Presented by Carolann Randall, Treasurer

"For 2020, we budgeted \$4.3 million of income and \$3.4 million of expense, leaving about \$900,000 for reserve spending and overages. Through April, the 4th month of the year, we are tracking at 100 percent of our revenue budget and 14 percent favorable on our expenses, most of this due to timing. All four months of budgeted contributions have been made to the reserve fund totaling \$300,000. Payments of \$100,000 have been made from the reserve fund primarily for the Concrete Facade Project and replacement boilers. The reserve account currently totals \$1,363,500."

Treasurer's Report NOT APPROVED.

MANAGEMENT REPORT — Presented by Sara Rudnik, Property Manager

- Next meeting is scheduled for Thursday, June 25th.
- With regard to the Facade Project, Quality Restoration (QR) will begin assembling the sidewalk protection on Chestnut Street next week. At which time they will begin the concrete removal for

the A Units. As such, there will be (jack hammering and) an increase in the noise level. Drops continue on the West side where QR continues routing and sealing cracks. Milazzo asked about project budget status. Rudnik, the project manager, could not respond.

- As far as the Rooftop Air Unit Replace Project, Rudnik had organized a pre-bid meeting. We have 4 vendors. They are in the process of scheduling site inspection. Bids are due June 17th which will be available for the board to review by the next board meeting. Milazzo asked about sound mitigation. Rudnik responded that that is in the bid specs.

- 22.1 Disclosure Statement APPROVED

NEW BUSINESS AND ANY OTHER BUSINESS THAT MAY COME BEFORE THE BOARD

1. Discussion of elevator maintenance proposals [audio start time at 00:07:40].

- Bids by Suburban, Otis and Urban. Lowest bids were Suburban and Urban. Bids reviewed by consultant VDA. Review criteria was availability, response time and parts availability. As they are smaller companies, there's less red tape than Otis.

- As to modernization, timing was key. Rudnik proposed that the best time were/are the Winter months according to usage. Suburban available January 2021; Urban available that June. But Urban can do it in less time employing "shift work." Urban in 8-9 weeks; Suburban in 17-18 weeks. Suburban can do it in less time at an additional \$46,000.

- Total proposed cost: Suburban \$403,200; Urban \$381,00. But if you add in the maintenance cost, "it's close to a wash on the expense," Rudnik said.

- Brush asked for a Sudler recommendation. Graf said that both Suburban and Urban are the premier companies for modernization and maintenance.

- According to Graf, neither of these companies are in the Sudler "Client Advantage Program."

- MOTION: To approve Suburban for long-term maintenance fee of \$3,155 for a total fee of \$516,780 (Rudnik directed to negotiate a better completion time but that's not contingent).

APPROVED

2. Discussion of cable television/internet contract proposals: Silverip, Comcast and RCN [audio start time at 00:28:57].

- RCN would cost owners \$69.42/month, i.e. less than \$74.84 we are paying now on assessment bill.

-- There was a question about the Cubs Channel. Rudnik to get more information.

- Silverip would cost \$88/month. Their proposal includes home DVR and 4K receiver, but residents would have to get their own router.

- Comcast has a high internet speed but no movie channel. Total \$79.95/month.

- Santogrossi would like to add the Cubs Channel and movie channels baked in for comparison purposes for the next meeting.

- Randall strongly advocated 4K because she has one and believes everyone will in the next 5 years.

- Board agrees they want to renegotiate with RCN.

- RCN contract up in August. Need to make a decision at the next meeting.

HOMEOWNER Q&A: The following questions and answers are not a part of the audio tape. They were provided prior to the teleconference and responded to by corporation counsel, Robert Kogen, of Kovitz Shirfin Nesbit.

Q: What impact has the pandemic had on our Aging Schedule for Owner Receivables since March?

A: **"No response will be provided."**

Q: Are we opening the pool this year? If not, given the meaningful budgeted expense, will the board refund those monies to the owners?

A: **"No response will be provided."**

Q: Given that our Property Manager has been on-site working one day a week during the pandemic, and given that service has not been little if at all effected, will the board rightfully consider staff-cut efficiencies to save the owners money?

A: **"No response will be provided."**

Q: Why hasn't management followed and employed condo industry standards re: protecting residents during the pandemic? In opposition to industry standard protocols, management to date has:

- Regularly distributed/distributes possibly contaminated paper notices under Unit doors;
 - Not ensured that employees and staff are consistently wearing masks (they are not);
 - Let possibly contaminated packages repeatedly be transported to 10th floor via passenger elevators;
 - Let package room staff attendants not wear mask while handling resident packages;
 - Done nothing to disinfect packages;
 - Not only left the party room and conference room open but has encouraged residents to congregate;
 - Left BBQ decks open despite the Mayor's prohibitions;
 - Not monitored visitors or possibly infected visitor traffic;
 - Not instituted any limitation on various outside contractors;
 - Not restricted or even monitored move-in/move-outs;
 - Not meaningful monitored employee health or possible outside exposures a la contact tracing;
- and
- Done little to nothing as to sanitary cleaning of community furniture;

Why?

A: **"No response will be provided."**