

## **111 EAST CHESTNUT SPECIAL BOARD OF DIRECTORS' MEETING**

July 14, 2020

<https://www.111eastchestnut.org/wp-content/uploads/2020/07/2020-7-14-Special-Board-Meeting.mp3>

### **SUMMARY**

- The Board approved a 5-year contract with RCN without specifying the total amount of the contract.
- Board member Serap Brush, who was adamant at the last board meeting about "floor balancing" being determined prior to the approval of the Altoff contract, here caved.
- Board member Anthony Milazzo, who was adamant at the last board meeting about "preventive maintenance" being determined prior to the approval of the Altoff contract., here caved.
- Altoff is mentioned as part of the "Sudler Client Advantage Program," previously suggested in Homeowner Questions as a Sudler Property Management kickback scheme.
- Apparently, this meeting was broadcast on Zoom but that access was not shared with homeowners.
- Of note: The Board has recently promoted that residents congregating at the pool, but still will not hold an in-person meeting as is defined in the 111 governing documents.

### **ATTENDEES**

111 EC Board: Jane Santogrossi, Carolann Randall, Samantha Hoffman, Anthony Milazzo, Valerie Alexander, Serap Brush

Sudler Property Management: Sara Rudnik (property manager), Jonathon Mendoza (admin)

Homeowners: Unknown and muted

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

#### 1. Cable Television/Internet Contract Proposal [audio at 00:01:07]

- Review Cinemax and Stars channel \$6 additional bringing the cost up to \$45.30
- Agreement language always to include 2nd fastest Internet speed (i.e. 500 Mps presently)
- With \$6 for taxes, the total comes to approximately \$51 which is less than the \$70 plus presently RCN contract APPROVED (the total amount of the contract not specified)

#### 2. Rooftop HVAC Replacement Project [audio at 00:08:20]

- Budget was/is \$800,000
  - Preventive maintenance will be separate
  - According to Rudnik, both our engineers are satisfied with Altoff (but questions remain re: heat exchangers situation)
  - Altoff is available in case of emergency
- Base bid \$598,500 for Altoff APPROVED (NOTE: Balancing and Hallway baffling/dampers still TBD)

**HOMEOWNER Q&A:** The following questions and answers are not a part of the audio tape. They were provided to the Board right prior to the meeting.

**QUESTION:** Has the Association provided any employee bonuses in the last year? If so, how many and how much was paid out? And were proper withholdings taken out of those payments?

**ANSWER:** Board members Jane Santogrossi, Carolann Randall, Samantha Hoffman, Anthony Milazzo, Valerie Alexander and Serap Brush refused to answer.

**QUESTION:** As there have been reportedly numerous homeowners who've had difficulty with financing recently due to the Board's commitment to lawsuits, what is the Board doing to help those owners?

**ANSWER:** Board members Jane Santogrossi, Carolann Randall, Samantha Hoffman, Anthony Milazzo, Valerie Alexander and Serap Brush refused to answer.

**QUESTION:** Given Chicago's Phase-4 Guidelines for Residential Buildings, and its directive specifically that "In any outdoor and indoor common spaces (not including private households), face coverings must be worn over nose and mouth," what is the Board and Management doing to ensure compliance so as to protect residents? Given the ongoing and numerous reported violations of those Guidelines to date, i.e. given management's protocols have failed, are there any plans to adjust those protocols? What adjustments are anticipated specifically?

**ANSWER:** Board members Jane Santogrossi, Carolann Randall, Samantha Hoffman, Anthony Milazzo, Valerie Alexander and Serap Brush refused to answer.