

111 EAST CHESTNUT BOARD OF DIRECTORS' MEETING

May 6, 2021

<https://www.111eastchestnut.org/wp-content/uploads/2021/05/2021-5-6-Board-Meeting.mp3>

Call-to-Order audio begins at 00:01:19

ROLL CALL

111 EC Board: Jane Santogrossi, Valerie Alexander, Carolann Randall, Anthony Milazzo, Tom McDonald, Kristen Ellertson, Serap Brush

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

Owners: Unknown and muted; Santogrossi presides over the teleconference in "Lecture Mode."

APPROVAL OF PRIOR MEETING MINUTES

March 18, 2021 Closed Session APPROVED

March 18, 2021 Open Session APPROVED

April 22, 2021 Closed Session APPROVED

April 22, 2021 Open Session APPROVED

TREASURER'S REPORT — Presented by Carolann Randall, Treasurer [audio at 00:03:08]

"This is the Treasurer's Report for May 2021, although it's referenced in the March Financials to March Financial Statement..."

For 2021, we budgeted \$4.3 million of income and \$3.4 million of expense, leaving \$900,000 for reserve spending and overages.

Through March, the 3rd month of the year, we are tracking within 1 percent of our revenue budget and are 6 percent favorable on our expenses, mostly due to timing.

To date all monthly contributions have been made to the reserve fund totaling \$225,000.

\$31,104 was paid in March representing a progress payment on the freight elevator.

And the reserve account had a total of \$1,241,055 on March 31st."

Treasurer's Report was NOT APPROVED

MANAGEMENT REPORT — Presented by Sara Rudnik, Property Manager [audio at 00:04:03]

- Next board meeting will be held on June 17;

- The Freight Elevator Modernization Project is underway and on schedule. Should be completed by the end of this month;

- Wood in the passenger elevators showing some wear and plans are to touch up when the Freight Elevator Project is completed;

- The Rooftop Makeup Air Unit Project is substantially complete. It's up and running. Manufacturer returning later next week to start up the air conditioning.

22.1 Disclosure Statement APPROVED

NEW BUSINESS AND ANY OTHER BUSINESS THAT MAY COME BEFORE THE BOARD [audio at 00:06:26]

1. Motion to approve closed-session decision to fine a specific Unit for a smoking rule violation and Unit cleaning. APPROVED

2. Balancing of corridor air vents:

- 4 contractors bid (none Sudler Client Advantage companies);

- Mechanical Test & Balance (works with Altoff) lowest bid \$5,025;

- Baffles is what can be adjusted, not the vent, per se. Plan is for 111 staff to remove vent grills (estimate 4-5 days);

- Still need Altoff to participate in the balancing project to modify settings on roof top. Estimating 40 hours, for a total up to \$6000;

Board Questions/Comments:

- Milazzo:

-- Can they repair the drywall to make it easy to remove them in the future?

-- How likely will we need to make seasonal adjustments?

-- If they find broken parts, who is replacing them?

- Brush:

-- Requested baseline data;

-- Asked how often the system will be checked to ensure the design parameters are stable;

-- Suggested that vents etc. be reinstalled with and an eye on easy removal for future balancing;

-- Requested that they do the balancing with an increased exchange rate.

- Santogrossi:

-- Would the maintenance then be a separate amount, i.e. a separate contract?

Motion for Mechanical Test & Balance for \$5,025, and Altoff not to exceed \$6,000 for a total of \$11,025. APPROVED

HOMEOWNER Q&A [audio at 00:25:45]

Question(s): In light of CDC Guidance, how does the Association plan to manage the pool this year? Can we increase the two-family restriction to one family per side? Can we extend the time that the pool is open?

Response: The pool is licensed by the Illinois Department of Public Health. We are monitoring parameters and expect to have more information soon on what our policy and procedure will be. Once determined, Rudnik will be eblasting that to the residents.

Question(s): In light of COVID, will the Association this year monitor pool patrons in a timely manner? How is the Association planning to account for vaccinated and non-vaccinated patrons?

Non-Responsive: These questions were submitted to Board President Ms. Santogrossi but were subsequently ignored. As such they are not a part of the audio tape.

Question: As it impacts our structural integrity, what is the status of the structural engineering survey of the cement in the garage?

Answer: Rudnik spoke to the Garage Board President Angel Sarkissian who said he'd be providing information via their facility manager, Debra Bolden. Rudnik has contacted KGH for feedback and recommendations.

Question: Does the Association have any plans to manage the pool amenity with deference toward any/all request(s) for "reasonable accommodation"?

Non-Responsive: These questions were submitted to Board President Ms. Santogrossi but were subsequently ignored. As such they are not a part of the audio tape.

Question(s): Are our employees now vaccinated? In light of maintenance having Unit access, is the Association testing and taking daily temperature checks per CDC guidance? What protocols are in place when maintenance needs to enter a Unit?

Non-Responsive: These questions were submitted to Board President Ms. Santogrossi but were subsequently ignored. As such they are not a part of the audio tape.