



111 East Chestnut Condominium Association
Board of Directors Meeting Minutes
July 22, 2021

A telephonic 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, July 22, 2021 at 6:15 pm, pursuant to the By-Laws.

Directors Jane Santogrossi, Carolann Randall, Serap Brush, Thomas McDonald, Valerie Alexander, Kristen Ellertson-Vilt and Anthony Milazzo were present. Also present were Sudler Property Management employees Robert Graf, Executive Vice President, Sara Rudnik - Property Manager, and Jonathon Mendoza – Assistant Property Manager. Homeowners were provided with the conference line phone number to call in and listen to the meeting.

President Santogrossi asked for a motion to approve the agenda. Treasurer Randall made a motion to approve the agenda. Vice President Milazzo seconded the motion. The motion passed unanimously.

Vice President Milazzo made a motion to approve the closed session minutes from the May 6, 2021 meeting. Treasurer Randall seconded the motion. The motion passed unanimously.

Vice President Milazzo made a motion to approve the open session from the May 6, 2021 meeting. Secretary Ellertson-Vilt seconded the motion. The motion passed unanimously.

Treasurer’s Report

Carolann Randall read the report.

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

Through June, the sixth month of the year, we are on target with our revenue budget and are 9% favorable on our expense budget, mostly due to timing.

To date, both May and June monthly contributions have been made to the Reserve fund totaling \$450,000. No reserve expenses were paid during the month of May and \$22,250 of expense was paid in June for Elevator Engineering fees totaling \$4,000 and Rooftop HVAC fencing installation totaling \$18,250. The Reserve account as of June 30 totals \$1,412,279.

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Management Report

Property Manager Sara Rudnik gave the Management Report:

- Our next Board Meeting will be held on August 19th.
- Mechanical Test and Balancing completed the corridor hvac balancing and submitted a final report to the building. The board discussed a few questions about the report. Manager Rudnik and Director Brush will review this report with MTB to see if any further modifications should be made to make sure the system is operating at its peak performance.
- Cosentini, our rooftop hvac replacement project consultant, provided a punch list of items for Althoff to address. We've withheld the final 5% of project payment until these items are complete.

Vice President Milazzo made a motion to approve the 22.1 disclosure. Director McDonald seconded the motion. The motion passed unanimously.

New Business

President Santogrossi read the following resolution authorizing the 111 E Chestnut condo association to be named as an interested party in the City of Chicago vs Garage Association lawsuit.

RESOLUTION AUTHORIZING THE ASSOCIATION'S JOINDER IN THE CITY OF CHICAGO'S PENDING LAWSUIT AGAINST 111 EAST CHESTNUT GARAGE CONDOMINIUM ASSOCIATION

WHEREAS, the Board of Directors (the "BOARD") of 111 EAST CHESTNUT CONDOMINIUM ASSOCIATION (the "ASSOCIATION") is the governing body of said Association and is charged with the direction and administration of the Property subject to its Declaration of Condominium Ownership and amendments thereto; and

WHEREAS, the 111 EAST CHESTNUT GARAGE CONDOMINIUM ASSOCIATION is charged with the administration – including the maintenance, repair and replacement of all components – of the eight-story garage that is connected to the Property and is a separate legal entity from the residential Association; and

WHEREAS, to date, the GARAGE ASSOCIATION has failed to undertake such maintenance, repair and replacement as was detailed in a report from 2018 prepared by Walker Consultants, which such report the Association received for the first time on the afternoon of July 6, 2021; and

WHEREAS, the condition of the Garage has resulted in the City of Chicago's ordering the closure of the GARAGE as of 5:00 p.m. on Friday, July 9, 2021 and filing a Building Code Violation Complaint, Case No. 21 M1 400690 against the GARAGE ASSOCIATION and unknown owners; and

Whereas, the ASSOCIATION has a vested interest in the diligent completion of all work required to be completed in and around the GARAGE as the City has identified in its LAWSUIT

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and/or as may otherwise be or become required by the 2018 REPORT and such updates as may be prepared by Walker Consultants or other qualified engineers; and WHEREAS. the ASSOCIATION wishes to intervene in the City's LAWSUIT to ensure to the fullest extent possible that it is privy to as much information as is available about the GARAGE and has an official forum for voicing its opinions and concerns. NOW, THEREFORE, BE IT RESOLVED THAT the Board hereby votes to: Authorize the ASSOCIATION'S intervention in the LAWSUIT.

A motion was made by Treasurer Carolann Randall and seconded by Director Valerie Alexander. The motion was approved unanimously.

Manager Rudnik requested approval to secure employee parking at Water Tower Place while the 111 E Chestnut garage is closed for repairs. The cost will be \$225/month per space for 6 employee spaces, a total of \$1350/month. Treasurer Randall asked for a motion to approve the parking relocation request for 111 E Chestnut staff. Director McDonald seconded the motion. The motion passed unanimously.

The meeting adjourned at 6:36 pm