

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

November 19, 2021, 6:15pm

<https://www.111eastchestnut.org/wp-content/uploads/2021/11/2021-11-18-Board-Meeting.mp3>

Total length [00:42:10].

### **ROLL CALL**

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

Sudler Property Management: Bob Graf, (evp); Sara Rudnik (property manager)

Owners: Unknown and strictly muted.

### **APPROVAL OF PRIOR MEETING MINUTES** [audio at 00:14:06]

October 21, 2021 Closed Session Meeting Minutes - APPROVED

October 21, 2021 Open Session Meeting Minutes - APPROVED

### **TREASURER'S REPORT** — Read by Bob Graf in Carolann Randall's absence [audio at 00:01:33]

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

Through October, the 10th month of the year, we are on target with our revenue budget and are 5 percent favorable on our expense budget, mostly due to timing.

October's monthly reserve contribution has been made totaling \$750,000 for the year.

There were no invoices paid from the Reserve Fund for the month.

The Reserve Account at the end of September totaled \$1,137,221."

Treasurer's Report was NOT APPROVED

### **MANAGEMENT REPORT** — Presented by Sara Rudnik, Property Manager [audio at 00:02:38]

- Abridged Audit blasted to owners;
- Freight Elevator insurance claim adjuster out yesterday (damage from severe rains and wind);
- Holiday decorations will be installed;
- Prep for Holiday of Lights event in place.

- 22.1 Disclosure Statement (Rudnik to update the reserve figure) - APPROVED

### **NEW BUSINESS AND ANY OTHER BUSINESS THAT MAY COME BEFORE THE BOARD** [audio at 00:08:32]

1. Proposal for the 2021 year end audit proposal from Picker & Associates \$5,600

- \$100 increase. Per Jane, "because we are late in the year. Proposes 3 year contract for reasons of continuity."

- As an answer to Serap, Graf "Best practice to rotate auditing firm but..."

- Graf re: Picker thorough and economical.

- Milazzo's concern: 3 year constrains a future board, proposes performance-based cancellation

clause.

- 3-year option Picker subject to a performance clause APPROVED

## 2. AT&T antenna lease counteroffer

- AT&T countering with nominal increase (\$2,450/mo.), still approximate 35% reduction (5-year rent guaranty)

- Milazzo and Serap propose consultant to verify position and alternative opportunity

- Serap 60 months \$147,000 income (bird in the hand)

- Rudnik to get more info. Topic tabled.

## 3. Loading dock membrane repairs

- 3 areas, 150 to 200 sq ft

- Expense shared 50/50 with 830 North Michigan Stores

- time-frame 3-4 days for curing

- Leon Construction provided the lowest bid

- Leon is former foreman at Golf Construction

- "Membrane" is just the "top coat" (no cement work)

- Serap proposes that the contract ensure that Leon personally is on the project

- Leon Construction \$6,800 APPROVED

## 4. 2022 Budget APPROVED