5100 Marine Drive Condominium Association

Minutes of the January 28, 2016 Meeting of the
5100 Marine Drive Board of Directors

Open Forum **7:02 p.m. to 7:43 p.m.**

Call to Order **7:43 p.m.**

There being a quorum in attendance, Joanne Strong, President of the Association and Chair of the meeting, called the meeting to order at 7:43 p.m.

Present

Joanne Strong – President
Joan Harris –Vice President
Janice Witzel – Secretary
Ali Poorian, Treasurer
Jerry Wilson – Director

Also present were: Milena Radjenovich, Executive V.P. Chicagoland Community Management Inc., Lisa Volpe, Property Manager, John H Bickley III, Esq, of Kovitz, Shefrin & Nesbit, and Robert Johns, Chief Engineer.

Review of Minutes:

A motion was made by Janice Witzel, to approve the minutes of the Board meeting of November 21, 2015 with corrections. The motion was seconded by Ali Poorian and unanimously approved.

A motion was then made by Janice Witzel to approve the minutes of the Board meeting of December 22, 2015 with corrections. The motion was seconded by Ali Poorian and unanimously approved.

Management Report

Lisa Volpe read sections of the Management Report. Janice Witzel then made a motion to approve the Management Report with noted changes. The motion was seconded by Ali Poorian and was unanimously approved.

Treasurer's Report

Ali Poorian read the Treasurer's Report. Janice Witzel then made a motion to approve the Treasurers Report with one typo correction to be made. The motion was seconded by Ali Poorian and was unanimously approved.

2016 Budget – Final Review and Changes

The Board reviewed the 2016 Budget at this meeting and made changes to several categories to further the reduction of the the anticipated increase to $0.

A motion was made by Janice Witzel to approve the 2016 Budget with changes to bring the increase to $0. The motion was seconded by Jerry Wilson and unanimously approved.

Review of the 22.1 Disclosure Statement

The Board reviewed the 22.1 Disclosure Statement. Based on recent changes, the 22.1 Disclosure requires some modifications, per the Association's attorney, John Bickley III.

A motion was made by Janice Witzel to approve the modified 22.1 Disclosure Statement with appropriate changes. The motion was seconded by Jerry Wilson and unanimously approved.

Substance Abuse Policy

A policy for substance abuse of employees of the 5100 N. Marine Drive Condominium Association was reviewed by the Board members and the attorney, John Bickley, III.

A motion to approve the policy for employee substance abuse as presented was made by Janice Witzel, seconded by Jerry Wilson, and unanimously approved.

Audit 2015

The Board received 3 proposals for a new auditing firm. The existing contract is with Picker and Associates and the building is in the 3rd year of a 3 year term. The Board discussed switching over to a new auditor, Marcum LLC. The Board requested the Association attorney to contact Picker and Associates to request allowing 5100 to terminate with little to no penalty.

A motion was then made by Joan Harris and seconded by Janice Witzel to approve the auditing firm of Marcum LLC for the 2015 Audit and preparation of the tax returns for a term of 1 year in an amount not to exceed $5,000. The motion was unanimously approved.

Approval of Installation of Fire Stops

The Association is required to install fire stops on the 27th and 2nd floor areas where the riser project pipes were thread through. This is a City of Chicago Fire Code issue and must be completed prior to the City's inspection on March 10, 2016. Three proposals were received. Tony Briskovic then communicated with Perimeter Builders to request that they reduce their pricing, considering they are already in the building doing other work. He successfully negotiated down to $5720 for this job.

A motion was made by Joan Harris and seconded by Jerry Wilson to approve the necessary expense to install fire stops on the 2nd and 27th floors at a cost not to exceed $5,720. Perimeter Builders will handle this work. The motion was unanimously approved.

Lawsuit Settlement

The lawsuit of Oswald vs. 5100 was settled out of court for $10,000. A motion was made by Joan Harris and seconded by Ali Poorian to apply the settlement expense of $10,000 against the $85,000 excess funds remaining from the 2014 budget. The motion carried unanimously.

Adjournment

There being no further business to come before the Board, a motion to adjourn was made by Jerry Wilson, seconded by Janice Witzel and unanimously approved. Time of adjournment: 11:07 p.m.

Minutes transcribed and electronically signed by: Lisa A. Volpe, Property Manager for the Board of Directors of the 5100 N. Marine Drive Condominium Association.

Lisa A. Volpe

Lisa A. Volpe, Property Manager

5100 Marine Drive Condominium Association

Minutes of the February 24, 2016 Special Meeting of the 5100 Marine Drive Board of Directors

Call to Order

There being a quorum in attendance, Joanne Strong, Chair of the meeting, called the meeting to order at 7:30 P.M.

Present

Joanne Strong – President
Janice Witzel, Secretary
Jerry Wilson – Director

A motion for the proposal for the repair of the pool deck skimmer boxes was made by Jerry Wilson and seconded by Janice Witzel. It was passed unanimously

Statements for payments from Perimeter and Cecchin Plumbing & Heating were submitted for board review and approval. Jerry Wilson moved to approve the statements for payment and Janice Witzel seconded the motion. They were approved unanimously.

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Adjournment

There being no further business before the board, a motion to adjourn was made by Jerry Wilson and seconded .by Janice Witzel The motion was passed unanimously.

Executive Session:

The Board of Directors entered into Executive Session.

The Board reconvened at 8:30 p.m.

A motion by Jerry Wilson to take no actions from discussions at the Executive Session. It was seconded by Janice Witzel and passed unanimously.

Jerry Wilson made a motion to adjourn the meeting Janice Witzel seconded the motion. The motion was passed unanimously and adjournment was at 8:45 p.m.

Joanne Strong

5100 Marine Drive Condominium Association

Minutes of the March 2, 2016 Board Meeting of the 5100 Marine Drive Board of Directors

Open Forum **7:04 p.m. to 7:30 p.m.**

Call to Order **7:30 p.m.**

There being a quorum in attendance, Joanne Strong, President of the Association and Chair of the meeting, called the meeting to order at 7:05 p.m..

Present
Joanne Strong – President
Joan Harris –Vice President
Janice Witzel - Secretary

Absent
Ali Poorian - Treasurer
Jerry Wilson – Director

Also present were: Lisa Volpe, Property Manager and Robert Johns, Chief Engineer.

Review of Minutes:

A motion was made by Joan Harris and seconded by Janice Witzel to approve the minutes of the Board meetings of 1/28/16 and 2/24/16. The motion carried unanimously.

Management Report

Lisa Volpe, Property Manager read several sections of her Management Report. Joan Harris made a motion to approve the Management Report. Janice Witzel seconded the motion and it was unanimously approved.

Treasurer's Report

Joan Harris then read the Treasurer's Report in the absence of Ali Poorian, Treasurer. A motion was made by Janice Witzel, seconded by Joanne Strong and unanimously approved.

Realtor for Rentals of Units Legally Possessed by Association

The Board discussed hiring a professional Realtor to rent units at 5100 Marine Drive. Three Realtors submitted proposals for their services. They were: Nancy Djukic, Margaret Dralyuk, and Rachel Moltz. A motion was made by Janice Witzel to hire broker/realtor Margaret Dralyuk to handle the rentals of units which the Association received legal possession for a fee of one month's rent. The motion was then seconded by Joan Harris and unanimously approved.

Fill-in/Relief Administrative Resource

Joan Harris made a motion that a resource person be hired for temporary projects, intermittently on an as-need basis. This would include the distribution of the seasonal pool passes, and other such projects.

The motion was seconded by Janice Witzel and was unanimously approved.

Elevator Maintenance Contract

This item was tabled until the next scheduled Board meeting when all proposals will have arrived.

Review and Approve Boiler Stack and Fan Controls Replacement

The Board reviewed three proposals for the replacement of the boiler stack and the fan controls. They are:

- Metro Mechanical Services: $47,597.00
- Depue Mechanical Services: $50,650.00
- Hayes Mechanical Services: $53,600.00

Proposals include training for the building engineer on how to operate the new controls and how to maintain the new equipment.

A motion was made by Janice Witzel and seconded by Joan Harris to approve Metro Mechanical Services to replace the existing boiler stack with all new, including the fan controls and appropriate training of the chief engineer, at a cost not to exceed $47,597.00. The motion was unanimously approved.

Review and Approve Hospitality Room Door Repairs

The Board of Directors then reviewed three proposals for the necessary repairs to the door closing device as required by the City of Chicago Building Code.

Proposals were presented as follows:

- Glass & Mirror America: $900.00
- Fox Valley Glass & Mirror: $3,210.59
- Midway Window and Glass: $865.00

A motion was made by Joan Harris to approve the necessary repairs to the Hospitality Room door closing device to conform to the City of Chicago Building Code through Midway Window and Glass for a cost not to exceed $865.00. The motion was seconded by Janice Witzel and unanimously approved.

Review and Approve 2016 Landscaping Contract

The Board reviewed three (3) landscaping proposals for the 2016 season. They are:

- The Brickman Group: $7,350.00
- Moore Landscaping: $8,640.00
- Christy Webber: $8,650.00

The Board discussed issues they have had with last year's landscaping services which were provided by The Brickman Group, and although their costs are lower, the overall feeling was that the Association was not getting value added to the property through them.

Joan Harris then made a motion, seconded by Janice Witzel and unanimously approved, to hire Moore Landscaping for the 2016 landscaping season at a cost not to exceed: $8,640.00.

Adjournment to Executive Session

A motion was made by Joan Harris to adjourn to Executive Session to discuss potential write-offs of several previous unit owners' accounts with uncollected balances. This motion was seconded by Janice Witzel and unanimously approved.

Call to Resume Regular Board Session

A motion was made by Joan Harris and seconded by Janice Witzel to resume the regular board session at 9:58 p.m. The motion was unanimously approved.

Executive Session Closed Item

A motion was made by Joan Harris to approve the write-offs of 8 former unit owners' uncollected balances in an amount not to exceed $15,085.27. The motion was seconded by Janice Witzel and unanimously approved.

Motion to Adjourn

Joan Harris made a motion to adjourn the meeting. It was seconded by Janice Witzel and unanimously approved. The meeting adjournment occurred at5 9:59 p.m.

Respectfully Submitted by:

Lisa A. Volpe, CMCA
Property Manager

5100 Marine Drive Condominium Association

Minutes of the April 6, 2016 Board Meeting of the 5100 Marine Drive Board of Directors

Open Forum **7:00 pm to 7:15 pm**

I. **Call to Order** **7:15 pm**

There being a quorum in attendance, Joanne Strong, President of the Association and Chair of the meeting, called the meeting to order at 7:15 pm.

Present

Joanne Strong – President
Joan Harris –Vice President
Janice Witzel - Secretary
Ali Poorian - Treasurer
Jerry Wilson – Director

Also present were: Milena Radjenovich, Chicagoland Community Management, Tony Briskovic, Chicagoland Community Management, Lisa Volpe, Property Manager and Robert Johns, Chief Engineer. Association counsel, John H. Bickley, III was also present for the meeting.

II. **Review of Minutes**:

A motion was made by Joan Harris and seconded by Janice Witzel to approve the minutes of the Board meeting of March 2, 2016. The motion carried unanimously.

III. **Management Report**

Tony Briskovic of Chicagoland Community Management referenced the recent Life-Safety Inspection of March 10, 2016 and that because of his efforts and the efforts of the entire staff, 5100 is now clear of violations. Lisa Volpe, Property Manager then read several sections of her Management Report. Janice Witzel made a motion to approve the Management Report. Jerry Wilson seconded the motion and it was unanimously approved.

IV. **Treasurer's Report**

Ali Poorian, Treasurer then read the Treasurer's Report. A discussion with regard to current C.D. rates ensued. A motion was made by Joan Harris, seconded by Janice Witzel that the Treasurer obtain information on C.D. rates from Fifth Third Bank for the upcoming renewals and the Board will further discuss at the April Board Meeting. This was unanimously approved.

V. NEW BUSINESS:

- **Insurance Presentations**

The Board of Directors listened to three presentations by Mesirow, The Rockwood Company, and Rosenthal Brothers Insurance.

A motion was made by Joan Harris and seconded by Janice Witzel to approve insurance policies with Mesirow, contingent upon their ability to provide coverage which includes the aluminum wiring that exists from the ComEd meter into each unit individual circuit breaker box, at a not-to-exceed cost of $52,188.00.

The motion was unanimously approved.

- **Approval of Riser Project Invoices, Proposal, and Credits**

The Board reviewed the Riser Replacement Project invoices for the month, along with credits of shower/tub valves.

Perimeter Builders submitted an invoice in the amount of $44,908.00.
Cecchin Plumbing and Heating submitted an invoice in the amount of $138,222.00.

Jerry Wilson made a motion and Ali Poorian seconded the motion to approve a not to exceed figure of $183,130.00 for the total of both invoices. The motion passed unanimously.

In addition, the Board reviewed the list of tub/shower valve credits and determined that each unit listed would receive an individual rebate in the amount of $125.00 to their assessment statement. Joan Harris made the motion and Ali Poorian seconded the motion. The motion was unanimously approved.

- **Review of Election Materials and Procedures**

The Board reviewed the proposed election materials and procedures for the 2016 Annual Meeting and Election of the Board. This did not require a motion.

- **Approval of Electronic Notification Form**

The Board reviewed the form and determined that a Special Meeting of the Unit Owners would be held on May 4, 2016 at 7:00 p.m. for the purpose of discussion and further review.

VI. OLD BUSINESS:

POOL:

- **Review KGH Proposals for the Skimmer Project**

The Board received three (3) proposals for the Pool Skimmer Project:

Zera Construction: $43,150
Quality Restoration: $37,800
JLJ Contracting: $27,340

A motion was made by Joan Harris to contract JLJ Contracting, subject to Howard Lafin's (KGH engineer) final review and clarification of mobilization costs, painting and protection costs and if any serious issues, the 2nd choice would be Quality Restoration. The motion was seconded by Ali Poorian and was passed unanimously.

- **Pool Passes**

The issue of Pool Passes for the 2016 swim season was discussed. More details will be forthcoming.

- **Hinkley Springs Water Dispenser**

The drinking fountain will be removed from the pool area and will be replaced by a water system.

- **22.1 Disclosure Review**

The 22.1 Disclosure was reviewed by the Board. No changes are necessary.

- **Elevator Maintenance Contract Review and Approval**

After review of three elevator company proposals for continued monthly maintenance, Joan Harris made a motion to renew with the now current provider, Anderson Elevator Company with no overtime for a cost of $1,350.00 per month for a term of five years. The motion was seconded by Jerry Wilson and approved unanimously.

- **RCN Discussion of Increase and Electronic Issues**

The Board discussed the RCN Increase of $3.00 per unit for Carriage Fees effective April 1, 2016. It was agreed that a meeting would be scheduled with RCN for further questions at a future date.

VII. Adjournment

Janice Witzel moved to adjourn the meeting at 12:03 a.m. on Thursday, April 7, 2016 and to move into Executive Session. The motion was seconded by Jerry Wilson and was unanimously approved.

VIII. Executive Session

- **Closed Session – Item #1:** Violation Hearing – The Board fined a Unit Owner $25.00 for a violation of the rules.

- **Closed Session – Item #2**: A Unit Owner to receive a warning letter caused by his behavior which is in violation of the rules.

- **Closed Session – Item #3**: Discussion was had regarding an employee issue.

Call to Order
The Board resumed the Open Session for the purpose of approving the decisions made in Executive Session.

Motions were made for Closed Sessions Items #1, #2, and #3 by Joan Harris to approve fine and the warning, as well as the personnel matter discussed in the Executive Session. Janice Witzel seconded the motion and the motion passed unanimously.

IX. Adjournment

Joan Harris made a motion to adjourn the meeting at 12:25 a.m. Janice Witzel approved the motion. The motion carried unanimously.

Respectfully Submitted:

Lisa A. Volpe, Property Manager

5100 Marine Drive Condominium Association

Minutes of the May 4, 2016 Board Meeting of the 5100 Marine Drive Board of Directors

Open Forum **7:15 pm to 7:30 pm**

I. Call to Order **7:15 pm**

There being a quorum in attendance, Joanne Strong, President of the Association and Chair of the meeting, called the meeting to order at 7:30 pm.

Present
Joanne Strong – President
Joan Harris –Vice President
Ali Poorian - Treasurer
Jerry Wilson – Director

Absent Janice Witzel

Also present were: Milena Radjenovich, Chicagoland Community Management, Lisa Volpe, Property Manager, and Robert Johns, Chief Engineer.

II. Review of Minutes:

A motion was made by Jerry Wilson and seconded by Ali Poorian to approve the minutes of the Board meeting of April 6, 2016 with noted changes. The motion carried unanimously.

III. Management Report

Lisa Volpe, Property Manager then read several sections of her Management Report. Joan Harris made a motion to approve the Management Report. Ali Poorian seconded the motion and it was unanimously approved.

IV. Treasurer's Report

Ali Poorian, Treasurer then read the Treasurer's Report. A motion was made by Joan Harris, seconded by Jerry Wilson, and unanimously approved.

V. NEW BUSINESS:

- **Approval of Electronic Distribution Rule**
  Unit Owners were issued the Rule for the Distribution of Electronic Notices via USPS, along with an Opt-In Form for review and discussion at the Special Meeting of Unit Owners just prior to the regular Board Meeting.

A motion was made by Ali Poorian and seconded by Joan Harris to approve the new Rule for the Electronic Distribution of Association notices.

The motion was unanimously approved.

- **Review of Security/Video Equipment and Cameras**

The Board reviewed and discussed two proposals for security/video equipment and cameras. It was determined that the Association obtain proposals from several Professional/Independent Security Consulting Agency's to survey the property and to make a professional recommendation. Milena Radjenovich stated that she would provide additional information on security consulting firms. This item will be tabled to a future board meeting.

- **RCN Cable**

RCN's Account Representative was invited to attend the Board Meeting this evening.

The Board discussed the need for an "RCN Re-launch event" since they never sent out notices to our residents at the time of the 8th Amendment renewal of the contract. There is a clause in the contract that states that residents will have a choice of either the HD DVR or the TIVO box. Any resident subscribing to RCN internet would have the capability of swapping their DVR for TIVO. The date of the event to be set up with the Management Office and announcements would be forthcoming from Vegan Fleming for the distribution to all residents and unit owners.

The discussion continued with regard to credits to accounts that were to be handled by RCN. Vegan Fleming took notes on those units and informed the individual unit owners that he would review their individual accounts for any errors and correct them as needed.

- **Benchmarking – City of Chicago**

  Management provided copies of three proposals for the Benchmarking for the City of Chicago – 2nd Year. They are:

  1. Aus Energy – Hans Herrmann - $249.00
  2. John Katrakis - $600.00
  3. Hill Mechanical - $750-$1000.00

A motion was made by Joan Harris to approve the filing of the City of Chicago Benchmarking requirement with Aus Energy – Hans Herrmann for a cost of $249.00. The motion passed unanimously.

- **Review Balance Due to Connexion for Installation of Exit Signs & Emergency Lighting**

Joanne Strong noted that there was a balance due to Connexion for the Exit signs with battery back up and for one emergency light which was installed by Connexion Corporation. This balance due was caused by a change order in the project detail as per the City of Chicago Building Inspector. The cost variance is $3,297.34.

Joan Harris then made a motion to approve the additional expense for the battery back up exit signs in the amount of $3,297.34. Ali Poorian seconded the motion. The motion passed unanimously.

- **Review and Approval of Invoices from Riser Replacement Contractors**
  The Board reviewed the Payment Requests from Cecchin Plumbing and Heating in the amounts of $186,767.25 and $2,410.56.

  A motion was made by Joan Harris and seconded by Ali Poorian to approve the two payment requests of Cecchin Plumbing and Heating in the amounts of $186,767.25 and $2,410.56. The motion passed unanimously.

- **Informational Items**
  Joanne Strong, Board President gave an update on the 2016 Pool Season. There will be Pool Passes issued to all residents. Two Pool Passes per unit. In addition, there will be only two Visitor Passes issued per unit to help control the large crowds, particularly on the weekends. The bather capacity is only 65 people for the 5100 outdoor pool.

  A motion was then made by Joan Harris and seconded by Ali Poorian that there would be 2 resident pool passes issued per unit and an additional 2 guest passes per unit. Children would receive their own pool pass if they reside in the building. The motion carried unanimously.

OLD BUSINESS:

- **22.1 Disclosure Review**

The 22.1 Disclosure was reviewed by the Board. No changes are necessary.

- **Pool and Sundeck Landscape Committee**

Joanne Strong requested that the Association reestablish the Landscaping Committee. She recommended Eric Pohlman to chair the committee.

VI. Adjournment

Ali Poorian then moved to adjourn the meeting at 9:00 p.m. and to move into Executive Session. The motion was seconded by Joan Harris and was unanimously approved.

VII. Executive Session

- **Closed Session** – The Board discussed an employee issue with Management. The Board also discussed a legal request received by the Management Office. David Sugar of Arnstein & Lehr to handle writing a letter to the unit owner's attorney in response to the written request. The Board also discussed a unit owner's request for pre-payment of the Special Assessment.

VIII. Adjournment

Joan Harris made a motion to adjourn the meeting. Ali Poorian seconded the motion. The motion carried unanimously.

The meeting was adjourned at 9:48 p.m.

Respectfully Submitted:

Lisa A. Volpe, Property Manager

5100 Marine Drive Condominium Association

Minutes of the July 6, 2016 Board Meeting of the
5100 Marine Drive Board of Directors

I. **Call to Order** 7:34 pm

II. **Verification of Quorum**

Present

Joanne Strong – President
Joan Harris –Vice President
Marie Pesola – Secretary
Anita Whicher - Treasurer
Jerry Wilson – Director

Also present were: Atica Sabovich and Lisa Volpe of Chicagoland Community Management.

III. **Review and Approve Meeting Minutes: June 1, 2016**

A motion was made by Marie Pesola and seconded by Jerry Wilson to approve the minutes of the Board meeting of June 1, 2016. The motion carried unanimously.

IV. **Management Report**

Property Manager, Lisa Volpe read the Management Report. All follow up items will be detailed in the August Management Report.

V. **Treasurer's Financial Report**

The Treasurer's Report was read by Anita Whicher. She requested that a letter be issued to owners with delinquent accounts. A motion was made by Joan Harris and seconded by Marie Pesola to approve the Treasurer's Report. The motion was carried unanimously.

VI. **NEW BUSINESS**

1. **Discuss Final Riser Project Invoices**
   - Joan Harris noted an address error on the Final Waiver of Lien by The Levy Company. Management is to request a revision.
   - Cecchin Plumbing – Motion for Approval of the final invoices in an amount of $17,467.91 was made by Joan Harris and seconded by Marie Pesola and unanimously approved.

- J.T.Katrakis & Associates – Motion to approve the final invoices totaling $2,467.60 was made by Joan Harris, seconded by Marie Pesola and unanimously approved.

2. **Discuss Telephone Contract Options**
   The AT&T contract was reviewed and a motion was made by Joan Harris, seconded by Marie Pesola, and unanimously approved. Management was requested to provide further options for updated system/equipment.

3. **Discuss/Approve Pool Leak Repairs of Cracks**
   The Board reviewed the Repair Proposals for Crack in the Swimming Pool Concrete. A motion was made by Jerry Wilson to approve a contract with ULB-Dry Waterproofing at an amount not to exceed $5,000.00. Any amount exceeding $5,000.00 would require Board approval before payment. The motion was seconded by Anita Whicher and it was unanimously approved.

4. **Approval of 2015 Draft Audit to be Distributed to Unit Owners**
   A motion was made by Anita Whicher to approve the distribution of the 2015 draft audit to all unit owners. The motion was seconded by Jerry Wilson and unanimously approved.

VII. OLD BUSINESS

- **22.1 Disclosure Review**
  The 22.1 Disclosure was reviewed. A motion was made by Anita Whicher, seconded by Joan Harris, and unanimously approved. No changes were required.

VIII. Adjournment to Executive Session

Motion to adjourn to Executive Session at 10:00 p.m. was made by Jerry Wilson and seconded by Joan Harris. The motion was unanimously approved.

Adjournment

A motion was made by Anita Whicher, seconded by Marie Pesola to adjourn the Executive Session by a quorum of the Board (Joanne Strong). The meeting adjourned at 10:36 p.m.

Respectfully Submitted:

Marie Pesola

Marie Pesola, Secretary

5100 Marine Drive Condominium Association

Minutes of the August 3, 2016 Board Meeting of the 5100 Marine Drive Board of Directors

I. **Call to Order** 7:30 pm

II. **Verification of Quorum**

Present

Joanne Strong – President
Joan Harris –Vice President
Marie Pesola – Secretary
Anita Whicher - Treasurer
Jerry Wilson – Director

Also present were: Milena Radjenovich and Lisa Volpe of Chicagoland Community Management, as well as John H. Bickley, Association Counsel.

III. **Review and Approve Meeting Minutes: July 6, 2016**

A motion was made by Anita Whicher and seconded by Jerry Wilson to approve the minutes of the Board meeting of July 6, 2016. The motion carried unanimously.

IV. **Management Report**

Property Manager, Lisa Volpe read the Management Report. All follow up items will be detailed in the September Management Report.

A motion was made by Marie Pesola to approve the Management Report. Anita Whicher seconded the motion and it passed unanimously.

V. **Treasurer's Financial Report**

The Treasurer's Report was read by Anita Whicher. A motion was made by Jerry Wilson to approve the Treasurer's Report. The motion was seconded by Marie Pesola and carried unanimously.

VI. **NEW BUSINESS**

1. **2015 Audit Presentation-Marcum, LLC**

Steven Silberman and Amanda Paton of the auditing firm Marcum, LLC presented the 2015 Audit findings to the Board.

2. **Electronic Key Fobs**

A motion was made by Marie Pesola and seconded by Jerry Wilson to move the budget line item named Security Deposits to the budget line item

Miscellaneous Income. Reimbursement will be provided once a key fob or a garage remote is surrendered. The motion was approved unanimously.

3. **Review/Approve Laundry Room Contract**
A motion was made by Anita Whicher and seconded by Joan Harris to approve the renewal contract with Wash Laundry Services. The motion was unanimously approved.

4. **Maintenance Uniform Contract**
A motion was made by Marie Pesola and seconded by Joan Harris and unanimously approved to contract with UniFirst Uniforms for the maintenance staff.

VII. OLD BUSINESS:

1. **Approval of the Final Riser Project Invoices (3)**
A motion was made by Anita Whicher and seconded by Marie Pesola and unanimously approved to make payment of three final invoices for the Riser Replacement Project.

2. **Approval of 2016 Façade Inspection Agreement**
A motion was made by Joan Harris, seconded by Anita Whicher and unanimously approved to contract with Kellermeyer Godfryt Hart for the 2016 Façade Inspection.

3. **22.1 Disclosure Review**
A motion was made by Marie Pesola and seconded by Jerry Wilson and unanimously approved that there are no changes to be made to the 22.1 Disclosure form.

VIII. Adjournment to Executive Session

Jerry Wilson made a motion to adjourn to Executive Session and was seconded by Joan Harris and unanimously approved at 8:52 p.m.

IX. Return to Open Session

At 10:25 p.m. the Board returned to Open Session

Executive Session Motions

Item I – A motion was made by Anita Whicher and seconded by Marie Pesola to levy a fine of $100 to a unit owner for violation of Pool and Sundeck Rules. The motion was unanimously approved with 1 abstention.

Item II – A motion was made by Jerry Wilson and seconded by Marie Pesola to levy a fine of $100 to a unit owner for violation of common area regulations. The motion passed unanimously with 1 abstention.

Item III – A motion was made by Joanne Strong and seconded by Anita Whicher to credit unit owner for exterminating expenses. The motion passed unanimously.

Item IV - A motion was made by Jerry Wilson and seconded by Marie Pesola to write off the prior unit owner's uncollected balance, due to foreclosure. The motion passed unanimously with 1 abstention.

X. Motion to Adjourn

A motion was made by Marie Pesola and seconded by Jerry Wilson to adjourn the meeting at 10:38 p.m. The motion carried unanimously with one abstention.

Respectfully Submitted:

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Marie Pesola, Secretary

5100 Marine Drive Condominium Association

Minutes of the August 3, 2016 Board Meeting of the 5100 Marine Drive Board of Directors

I. **Call to Order** 7:30 pm

II. **Verification of Quorum**

Present

Joanne Strong – President
Joan Harris –Vice President
Marie Pesola – Secretary
Anita Whicher - Treasurer
Jerry Wilson – Director

Also present were: Milena Radjenovich and Lisa Volpe of Chicagoland Community Management, as well as John H. Bickley, Association Counsel.

III. **Review and Approve Meeting Minutes: July 6, 2016**

A motion was made by Anita Whicher and seconded by Jerry Wilson to approve the minutes of the Board meeting of July 6, 2016. The motion carried unanimously.

IV. **Management Report**

Property Manager, Lisa Volpe read the Management Report. All follow up items will be detailed in the September Management Report.

A motion was made by Marie Pesola to approve the Management Report. Anita Whicher seconded the motion and it passed unanimously.

V. **Treasurer's Financial Report**

The Treasurer's Report was read by Anita Whicher. A motion was made by Jerry Wilson to approve the Treasurer's Report. The motion was seconded by Marie Pesola and carried unanimously.

VI. **NEW BUSINESS**

1. **2015 Audit Presentation-Marcum, LLC**

   Steven Silberman and Amanda Paton of the auditing firm Marcum, LLC presented the 2015 Audit findings to the Board.

2. **Electronic Key Fobs**

   A motion was made by Marie Pesola and seconded by Jerry Wilson to move the budget line item named Security Deposits to the budget line item

Miscellaneous Income. Reimbursement will be provided once a key fob or a garage remote is surrendered. The motion was approved unanimously.

3. **Review/Approve Laundry Room Contract**
   A motion was made by Anita Whicher and seconded by Joan Harris to approve the renewal contract with Wash Laundry Services. The motion was unanimously approved.

4. **Maintenance Uniform Contract**
   A motion was made by Marie Pesola and seconded by Joan Harris and unanimously approved to contract with UniFirst Uniforms for the maintenance staff.

VII. OLD BUSINESS:

1. **Approval of the Final Riser Project Invoices (3)**
   A motion was made by Anita Whicher and seconded by Marie Pesola and unanimously approved to make payment of three final invoices for the Riser Replacement Project.

2. **Approval of 2016 Façade Inspection Agreement**
   A motion was made by Joan Harris, seconded by Anita Whicher and unanimously approved to contract with Kellermeyer Godfryt Hart for the 2016 Façade Inspection.

3. **22.1 Disclosure Review**
   A motion was made by Marie Pesola and seconded by Jerry Wilson and unanimously approved that there are no changes to be made to the 22.1 Disclosure form.

VIII. Adjournment to Executive Session

Jerry Wilson made a motion to adjourn to Executive Session and was seconded by Joan Harris and unanimously approved at 8:52 p.m.

IX. Return to Open Session

At 10:25 p.m. the Board returned to Open Session

Executive Session Motions

Item I – A motion was made by Anita Whicher and seconded by Marie Pesola to levy a fine of $100 to a unit owner for violation of Pool and Sundeck Rules. The motion was unanimously approved with 1 abstention.

Item II – A motion was made by Jerry Wilson and seconded by Marie Pesola to levy a fine of $100 to a unit owner for violation of common area regulations. The motion passed unanimously with 1 abstention.

Item III – A motion was made by Joanne Strong and seconded by Anita Whicher to credit unit owner for exterminating expenses. The motion passed unanimously.

Item IV - A motion was made by Jerry Wilson and seconded by Marie Pesola to write off the prior unit owner's uncollected balance, due to foreclosure. The motion passed unanimously with 1 abstention.

X. Motion to Adjourn

A motion was made by Marie Pesola and seconded by Jerry Wilson to adjourn the meeting at 10:38 p.m. The motion carried unanimously with one abstention.

Respectfully Submitted:

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Marie Pesola, Secretary

5100 Marine Drive Condominium Association

Minutes of the September 7, 2016 Board Meeting of the 5100 Marine Drive Board of Directors

I. **Call to Order** 7:30 pm

II. **Verification of Quorum**

Present

Joanne Strong – President
Joan Harris –Vice President
Marie Pesola – Secretary
Anita Whicher - Treasurer
Jerry Wilson – Director

Also present were: Milena Radjenovich and Lisa Volpe of Chicagoland Community Management, as well as John H. Bickley, Association Counsel, and Robert Johns, Chief Engineer.

III. **Review and Approve Meeting Minutes: August 3, 2016**

A motion was made by Marie Pesola and seconded by Jerry Wilson to approve the minutes of the Board meeting of August 3, 2016. The motion carried unanimously.

IV. **Landscaping Committee Report**

The Landscaping Committee report has been postponed for further review of landscape proposals.

V. **Legal Report – John Bickley III, Kovitz Shifrin Nesbit**

John Bickley III gave a legal report to the Board during the Owner Forum for the interest of time since there were very few questions from the audience. Mr. Bickley spoke about future changes to the Illinois Condominium Property Act.

VI. **Management Report**

Property Manager, Lisa Volpe read the Management Report.

VII. **Treasurer's Financial Report**

The Treasurer's Report was read by Anita Whicher. A motion was made by Marie Pesola to approve the Treasurer's Report. The motion was seconded by Jerry Wilson and carried unanimously.

VIII. NEW BUSINESS

1. **Review/Approve KGH Proposal for Façade Evaluation**
   A motion was made by Marie Pesola and seconded by Jerry Wilson to approve the proposal for an close-up façade evaluation by Kellermeyer Godfryt Hart, Architects and Engineers, pending attorney review. The cost is not to exceed $3,300.00. The motion passed unanimously.

2. **Review/Approve Replacement of Damaged Garage Floor Grease Cleanout**
   A motion was made by Marie Pesola and seconded by Jerry Wilson to contract with Ashland Plumbing for the replacement of the damaged garage floor grease cleanout for a not-to-exceed cost of $1,780.00. The motion passed unanimously.

3. **Review/Approve Parking Area Sprinkler Valve Replacement**
   A motion was made by Joan Harris to approve the replacement of the parking area fire sprinkler valve with Great Lakes Plumbing and Heating at a cost of $4,750.00 if a permit is required. In the event no permit is required the Board voted for Central States Automatic Sprinklers to complete the work at a cost of $4,820.00. The motion was seconded by Anita Whicher and was unanimously approved.

4. **Review/Approve Rodding & Jetting Kitchen Drain Lines; Pump & Vacuum Catch Basin**
   A motion was made by Marie Pesola and seconded by Joan Harris to accept the proposal from All City Environmental Waste Service (A.C.E.) for the rodding/jetting and pumping of the catch basin every other month. The costs will be $1,450.00 for the portable power rodding/jetting, and an additional cost of pumping services for $275.00 per service. The motion carried unanimously.

IX. OLD BUSINESS:

1. **22.1 Disclosure Review**
   A motion was made by Joan Harris and seconded by Marie Pesola and unanimously approved that there are no changes to be made to the 22.1 Disclosure form.

X. Adjournment

A motion was made by Joan Harris and seconded by Anita Wichler to adjourn to Executive Session at 8:49 p.m. The motion passed unanimously.

Return to Open Session
At 9:30 p.m. the Board returned to Open Session.

Item I – A motion was made by Joan Harris and seconded by Marie Pesola to make necessary corrections to a unit owner ledger for erroneous charges at a not-to-exceed figure of $966.53. The motion was unanimously approved.

Item II – A motion was made by Marie Pesola and seconded by Jerry Wilson to not reimburse a family member of a deceased resident for vehicle towing and storage costs incurred by the resident when he parked in the wrong spot. The motion passed unanimously.

Motion to Adjourn
A motion was made by Marie Pesola and seconded by Anita Whicher to adjourn the Board meeting at 9:35 p.m. The motion was unanimously approved.

Respectfully Submitted:

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Marie Pesola, Secretary

5100 Marine Drive Condominium Association

Minutes of the October 5, 2016 Board Meeting of the 5100 Marine Drive Board of Directors

I. **Call to Order** 7:15 pm

II. **Verification of Quorum**

Present

Joanne Strong – President
Joan Harris –Vice President
Marie Pesola – Secretary
Anita Whicher - Treasurer
Jerry Wilson – Director

Also present were: Milena Radjenovich and Lisa Volpe of Chicagoland Community Management, as well as John H. Bickley, Association Counsel, and Robert Johns, Chief Engineer. Unit Owner, Eric Pohlman was introduced as the speaker for the Landscaping Committee.

III. **Review and Approve Meeting Minutes: September 7, 2016**

A motion was made by Joan Harris and seconded by Anita Whicher to approve the minutes of the Board meeting of September 7, 2016. The motion was approved unanimously.

IV. **Management Report**

Lisa Volpe, Property Manager gave her Management Report.

V. **Treasurer's Financial Report**

The Treasurer's Report was read by Anita Whicher. A motion was made by Joan Harris to approve the Treasurer's Report. The motion was seconded by Marie Pesola and carried unanimously.

VI. **Landscaping Committee Report**

The Landscaping Committee report was given by unit owner, Eric Pohlman. Mr. Pohlman distributed renderings of landscape design, color, and types of plantings for the Board's review and consideration. Several members of the Board agreed there was a need for more color. Eric Pohlman will look into options.

VII. NEW BUSINESS

1. **Review Bed Bug Policy and Procedures**
   The Board members reviewed the 5100 Bed Bug Policy with John Bickley, Association Counsel. John Bickley, attorney agreed to revise/amend the Bed Bug Policy and will submit those to the Board for their review at an upcoming meeting.

2. **Discuss Options for Bulk Rate Electricity**
   Management provided bulk rate electricity information which was obtained from the current utility broker, Tim Landstrom. The Board determined that this item will be discussed at a date that is closer to the expiration of the Constellation Energy electricity contract (December, 2016.)

3. **Review/Approve Fire Panel Contract**
   Robert Johns, Chief Engineer presented proposals for the ongoing maintenance of the building fire panel/elevator recall system. He expressed that he has had a good experience with Commercial Alarm Systems, LLC. Robert recommended C.A.S. at a cost of $1,200 for a one year maintenance agreement. The motion was made by Anita Whicher and seconded by Marie Pesola. The motion was approved unanimously.

4. **Discuss Security Cameras**
   The Board was presented with three security, camera, and video proposals. The selected vendor is ProVideo Security for the replacement of security cameras, video equipment, wiring, and computer connections for the safety and security of the property in the amount of $24,530.60. The Board will proceed with the contract, subject to attorney review. A motion was made by Anita Whicher and seconded by Jerry Wilson. The motion was approved unanimously.

5. **Review City of Chicago Home Sharing Ordinance and Resolution**
   The Board reviewed and discussed the Affidavit and a Resolution for the City of Chicago "Inclusion in Prohibited Buildings" list. Under no circumstances is any person allowed to use their unit as a short-term rental (ie; AirBNB).

   RESOLVED that in accordance with the 5100 N. Marine Drive Condominium Association, Declaration and ByLaws, Rules and Regulations, and Section 4-13-260(a)(9) of the Municipal Code of Chicago, the Board of Directors approves registering the Association on the City's "Inclusion and Prohibitive Buildings List" as a property prohibiting short-term rental of all units.

A motion was made by Marie Pesola and seconded by Jerry Wilson. The motion was approved unanimously.

6. **Ratifications:**

   A. **Purchase of Office Copier and Maintenance Contract Costs**
   The purchase of a refurbished Ricoh all-in-one copy machine will be purchased with a monthly maintenance agreement including toner cartridges. Copier cost: $3,078.00 and 60-month maintenance agreement priced at $66.51 per month. A motion was made by Anita Whicher and seconded by Marie Pesola. The motion was approved unanimously.

   B. **Cost of Lawn Aeration and Seeding**
   Moore Landscapes will be aerating and reseeding the lawn at an expense of $300.00. A motion was made by Anita Whicher and seconded by Jerry Wilson. The motion was approved unanimously.

7. **Garage Ramp Wall Concrete Repairs**
The Board reviewed a proposal from Quality Restorations Inc. for necessary repairs to the wall of the garage ramp and planter box located at the northeast corner of the property. The Board will accept the proposal from Quality Restorations Inc. in an amount not to exceed $11,750.00 pending final contract review by the Association's attorney. It was determined that the Association is grandfathered to reuse the current metal railing in this location. A motion was made by Anita Whicher and seconded by Marie Pesola. The motion was approved unanimously.

8. **Discuss/Approve Proposals for any Immediate Façade Repairs**
The Board was presented with four proposals for the removal of any spalled concrete on 2 drops, repairs to leaking windows, and the up close inspection of the façade. The Board approved W.J. McGuire Company for an amount of $15,600.00. The contract is subject to attorney review. A motion was made by Anita Whicher and seconded by Jerry Wilson. The motion was approved unanimously.

VIII. OLD BUSINESS:

1. **22.1 Disclosure Review**
A motion was made by Marie Pesola, seconded by Jerry Wilson and unanimously approved that there are no changes to be made to the 22.1 Disclosure form this month.

IX. **Adjournment**

A motion was made by Anita Whicher and seconded by Jerry Wilson to adjourn to Executive Session at 9:31 p.m. The motion was approved unanimously.

Return to Open Session

At 10:18 p.m. the Board returned to Open Session.

Item I – John Bickley, attorney was requested to contact the current vending machine company to issue a 30-day notice of demand to remove both machines due to non-payment of commissions. The motion was made by Anita Whicher and seconded by Marie Pesola. The motion was approved unanimously.

Item II – Due to ongoing pending litigation, the formulation of a Litigation Committee was recommended by John Bickley, attorney. A motion was made by Anita Whicher and seconded by Marie Pesola. The motion was approved unanimously.

Item III - John Bickley, attorney was requested to issue a Temporary Restraining Order (T.R.O.) granting the association access to a unit for the purpose of pest control and to pursue collection actions for unpaid amounts due. A motion was made by Anita Whicher and seconded Jerry Wilson. The motion passed unanimously.

Item IV - John Bickley was requested to initiate a 10-Day Notice to a unit owner and their tenant and to also initiate eviction proceedings if necessary. A motion was made by Marie Pesola and seconded by Joan Harris. The motion was approved unanimously.

Adjournment

A motion was made by Marie Pesola and seconded by Anita Whicher to adjourn the Board meeting at 10:32 p.m. The motion was unanimously approved.

Respectfully Submitted:

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Marie Pesola, Secretary

5100 Marine Drive Condominium Association

Minutes of the November 7, 2016 Board Meeting of the 5100 Marine Drive Board of Directors

I. **Call to Order** 7:22 pm

II. **Verification of Quorum**

Present

Joanne Strong – President
Joan Harris –Vice President
Marie Pesola – Secretary
Anita Whicher - Treasurer
Jerry Wilson – Director

Also present were: Milena Radjenovich and Lisa Volpe of Chicagoland Community Management, as well as John H. Bickley, Association Counsel, and Robert Johns, Chief Engineer.

III. **Review and Approve Meeting Minutes: November 7, 2016**

A motion was made by Jerry and seconded by Anita Whicher to approve the minutes of the Board meeting of November 7, 2016. The motion was approved unanimously.

IV. **Management Report**

Lisa Volpe, Property Manager gave her Management Report. Joan Harris made a motion to approve the Management Report. The motion was seconded by Anita Whicher and was approved unanimously.

V. **Treasurer's Financial Report**

The Treasurer's Report was read by Anita Whicher. A motion was made by Marie Pesola to approve the Treasurer's Report. The motion was seconded by Joan Harris and approved unanimously.

VI. **NEW BUSINESS**

1. **Ratify JLJ Contracting Proposal for Grinding of Winona Sidewalk**

A motion was made by Marie Pesola to ratify a contract agreement with JLJ Contracting Inc. for the grinding down of an uneven sidewalk on Winona Street bordering the building which poses a tripping hazard. The motion was seconded by Joan Harris and approved unanimously.

2. **Review and Approve Renewal of Employers Workers Compensation Policy**
   A motion was made by Anita Whicher to contract with Employers Insurance group for the Workers Compensation coverage at an annual cost of $16,565.00 with effective dates of November 2016 through October 2017. The motion was seconded by Joan Harris and approved unanimously.

3. **The Lobby**
   The Board requested Robert Johns and Lisa Volpe order five (5) hollow wood doors, along with sturdy hinges to make a "screen" to disguise the package area that will be placed on the upper step to the seating area near the north window. Robert is also authorized to order sturdy shelving units to place boxes and packages in an orderly fashion.

4. **Review and Approve Bulk Rate Electricity Contract**
   A motion was made by Jerry Wilson to purchase bulk rate electricity from Dynegy for a term of four (4) years at a rate of .04866 per kilowatt hour. Term begins December of 2016 and expires December of 2020. The motion was seconded by Anita Whicher and approved unanimously.

5. **Review and Approve Dissemination of 2017 Proposed Budget**
   A motion was made by Marie Pesola to approve the dissemination of the 2017 Proposed Budget. The motion was seconded by Jerry Wilson and approved unanimously.

VII. OLD BUSINESS:

1. **22.1 Disclosure Review**
   A motion was made by Marie Pesola, that the 22.1 Disclosure form be revised to include current litigation status. The motion was seconded by Anita Whicher and approved unanimously.

VIII. Adjournment

The Board adjourned to executive session at 10:42 p.m.

Return to Open Session

At 11:55 p.m. the Board returned to Open Session.

Review Litigation:

Item 1 - A motion was made by Anita Whicher and seconded by Joanne Strong to authorize Kovitz Shifrin Nesbit to proceed with the eviction of the current tenant/judicial sale of unit 4E, if available for disturbances caused by a resident's use of an illegal substance.

Item 2 – A motion was made by Marie Pesola and seconded by Anita Whicher to authorize Kovitz Shifrin Nesbit to continue the foreclosure litigation and judicial sale of Unit 3G for the delinquent balance due to the Association.

Approval of KGH Request for Additional Façade Repairs:

A motion was made by Anita Whicher and seconded by Joanne Strong to approve the KGH façade repair of cracks and emergent delaminations of the parapet wall to be billed at a time and material basis. The motion was approved unanimously.

Motion to Adjourn

A motion was made by Anita Whicher and seconded by Joanne Strong to adjourn the meeting at 11:58 p.m. The motion was approved unanimously.

Respectfully Submitted:

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Marie Pesola, Secretary

5100 Marine Drive Condominium Association

Minutes from the December 7, 2016 Board Meeting of the 5100 Marine Drive Board of Directors

I. **CALL TO ORDER:** The meeting was called to order at 6:30 pm.

II. **VERIFICATION OF QUORUM:**

Directors Attending: Joanne Strong – President
Joan Harris – Vice President
Anita Whicher – Treasurer
Marie Pesola – Secretary

Directors Absent: Jerry Wilson - Director

Also present were Milena Radjenovich, Executive Vice President of Chicagoland Community Management and Property Manager Raquel Cooper. Association's counsel Kerry Bartell of Kovitz, Shifrin, and Nesbit also attended, and Robert Johns, Building Engineer.

III. **RECESS TO EXECUTIVE SESSION:**
Motion for recess to Executive Session was made by Marie Pesola, seconded by Anita Whicher, and unanimously carried, the Board recessed to Executive Session at 6:33pm.

IV. **RECONVENE:**
The Board of Directors meeting reconvened at 7:05 pm.

V. **APPROVE MINUTES OF NOVEMBER 7, 2016:**
Correction of the minutes for the date stated should have noted that the October 5, 2016 meeting's Minutes were reviewed at the November 7, 2016 meeting, not the Nov 7th meeting's minutes as stated. Upon motion made by Anita Whicher, seconded by Marie Pesola, and unanimously carried; **RESOLVED** to approve the November 7, 2016 minutes as amended.

VI. **MANAGEMENT REPORT:**
Detailed report was presented by Raquel Cooper, with updates on Sales and Leases. Emergency façade repairs and Life Safety details were further explained by Milena Radjenovich. Board made formal acceptation of Management Report.

VII. **PIPE REPAIRS:**
Upon motion made by Anita Whicher, seconded by Marie Pesola, and unanimously carried; **RESOLVED** to approve proceeding with pipe replacement, above space 32 with a cost not to exceed $2500

VIII. **VENDING MACHINES:**
Upon motion made by Joan Harris, seconded by Marie Pesola, and unanimously carried; **RESOLVED** to approve having the Association's attorney proceed with negotiations of the vending machine contract with the current owners.

IX. **TREASURER'S REPORT:**

Detailed Treasurer's Report was presented by Anita Whicher. Upon motion made by Marie Pesola, seconded by Joan Harris, and unanimously carried;
RESOLVED to accept the Treasurer's Report as presented.

X. **BUSINESS ITEMS FROM EXECUTIVE SESSION:**

Upon motion made by Anita Whicher, seconded by Marie Pesola, and unanimously carried;
RESOLVED to continue litigation for units discussed in Executive Session of the alternative recovery of past due assessments.

Upon motion made by Anita Whicher, seconded by Marie Pesola, and unanimously carried;
RESOLVED to accept unit owner proposed 12 month payment plan of back assessments.

Upon motion made by Anita Whicher, seconded by Joan Harris, and unanimously carried;
RESOLVED to assess fine of $100 against a unit owner for Noxious Activity and Smoke smells.

XI. **2017 Budget:**

Upon motion made by Marie Pesola, seconded by Anita Whicher, and unanimously carried;
RESOLVED to adopt the 2017 Budget as revised to reduce the proposed assessment increase to 2.34%, pending review and approval by Associations attorney.

XII. **22.1 DISCLOSURE:**

Upon motion made by Marie Pesola, seconded by Anita Whicher and unanimously carried;
RESOLVED to approve a revision to the 22.1 Disclosure to include disclosure of new litigation. Wording for Disclosure to be provided by Association's attorney.

XIII. **ADJOURNMENT:**

Upon Motion made by Marie Pesola, seconded by Anita Whicher, and unanimously carried, the meeting adjourned at 9:10 pm.

Respectfully submitted,

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Secretary, Board of Directors
5100 N. Marine Drive Condominium