



Lake Park Plaza Condominium

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BOARD BRIEFS

The following is a recap of the August 17, 2011 Board of Directors Meeting.

Management Report-

Utility Carts: 2 flat-bed utility carts are available for use in the storage rooms and are slated specifically for the larger storage room since the new luggage carts are too tall to clear the overhead pipes. Notices are posted on both storage room doors with instructions on use.

Basketball Court: A new basketball hoop and net have been installed and the backboard painted.

Recycle Container: A recycling container has been added to the pool deck.

Fence Repair: The fence on the pool deck between the basketball court and the tennis court has been repaired and new support posts added.

Laundry Room Signs: Our laundry service has posted new drying instruction signs. These were deemed necessary due to recent complaints by owners of the dryers leaving streaks on their laundry. It is important to not place any rubberized materials in hot dryers. All black dryer seals have been replaced with gray ones as an extra precaution.

Fitness Room: Repairs have been made to the A/C unit on the east wall and the cable machine. It is imperative that fitness room users not make any adjustments to the A/C units and report faulty equipment issues to the management office.

Lobby Renovations: Work remains on target for its timeline and proposed end date of 9/9/11.

Life Safety, Voice Communication System: Installation continues and is on target for its timeline.

Declarations and Bylaws: A draft copy has been presented to each Board member for review and will be discussed at the September meeting.

Pool: There have been 354 pool passes sold this season.

Facade and Balcony Project: Management has negotiated with W. J. McGuire to bring down the cost of the project to \$750,250.00. The contract is being reviewed by the association attorneys and the contractor is obtaining city permits.

Old Business:

Election Rules: The BOD voted to add a short section to the current voting rules that will address the withdrawal of candidacy. The amended voting rules will be distributed to unit owners who will have 30 days to review them. At 6:30 p.m., prior to the September 21st BOD meeting, owners will be able to voice any concerns they may have about these rule changes

New Business:

Auditor: Chris Nyborg presented the preliminary fiscal year 2010 LPP Condo Assoc. audit report of our expenditures, revenues and proposed reserve study. Her firm deems our financial status to be sound. We currently have \$4,301,322 in our reserves.

Electricity Savings: Broker Hans Hermann presented options for cheaper electricity rates for individual units following a recent services auction. He recommends the best savings opportunity is with Champion Energy and fixed rate plans can be established for 12, 18 or 24 months. There is a link to sign up for service at LakeParkPlaza.com. Watch for a posted flyer with more information.

Garage Drip Pans: Pans located on both levels of the garage have been found to be rusted out and in need of replacement to collect any water that may drip from the ceiling. The BOD voted to replace 25 drip pans at a cost of \$7,285.00.

Elevator Cameras: There currently are 4 wireless cameras on the elevators that need to be changed to wired systems. The visual feeds for the wireless system are lost due to concrete in the elevator shafts. In 2010, when a traveling cable was added for voice communication, the possibility of using the cable for a hard wired camera system came about. The BOD voted to convert the wireless cameras to a hard wired system at a cost of \$4,990.00. This renovation will add to greater resident safety.

Freight Elevator Door Operator: The current mechanism was installed in 1968, is worn, and can no longer be repaired. The BOD voted to replace the door operator at a cost of \$11,300.00. The replacement will ensure consistent and smooth elevator door operation. The system monitors both the speed and position of the doors and compares the data to predefined opening and closing profiles.

Elevator Door Restrictors: A mechanical device attached to each elevator car's door will prevent the elevator door from opening when the car is outside of the safe landing zone. Our current restrictors are non-working and obsolete. Door restrictors are required by city ordinance. The proposed restrictors can be disengaged by pulling on a release cord to allow evacuation of trapped passengers and improve car-top access to maintenance. The BOD voted to replace all 4 elevator door restrictors at a cost of \$15,550.00.

Many of the items in the Management Report came out of owners' comments during the introduction phase of the BOD meeting. Your BOD encourages you to attend meetings and assures that you will be heard.

For more information on various topics, please visit our website at LakeParkPlaza.com

YOUR BOARD OF DIRECTORS IS HERE FOR YOU. LAKE PARK PLAZA IS OUR COMMUNITY AND AS SUCH WILL BE A WELCOMING, FRIENDLY, SAFE, AND BEAUTIFUL PLACE TO LIVE.

