



## Lake Park Plaza Condominium

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# BOARD BRIEFS

The following is a recap of the June 15, 2011 Board of Directors Meeting.

### Management Report-

**Lobby Renovations:** Work began on June 20<sup>th</sup> and is well underway.

**Life Safety, Voice Communication System (formerly known as annunciator panel):**

Contech has installed a mock-up of the system on the 30<sup>th</sup> floor. Installation has also begun in the garage. An information letter has gone out to all residents informing them of what work will be done and that each floor will be notified when the workmen are to begin in each area. Management will place a flyer on the floor to be worked on 24 – 48 hours prior to the start. The LPP web site contains a Q&A section with full information on what the system is and why it is needed. Once it is fully installed, management will have the Chicago Fire Department come out and give safety seminars and perform a trial test of the system.

**Two-Way Radios:** Two new radios have been received to replace two broken ones. The doorman station and maintenance staff members all have radios.

**Condo Declarations and Bylaws:** The association's attorneys, Levenfeld and Pearlstein, informed management that they have begun the process of updating the language of the Decs and Bylaws to bring them in concert with the Ill. Condominium Property Act. Howard Dakoff, an experienced attorney chosen by our BOD, will inform management when the documents are ready for review.

**Pool:** The swimming pool opened on Memorial Day weekend. The pool was very well attended by residents and their guests on Memorial Day and well managed by our new attendants under the direction of Patti Bartelt, the pool manager. Approximately 300 pool passes have been purchased. All residents are asked to abide by the pool rules and to ask their guests to do the same whether or not an attendant is present. The enjoyment of the pool will be enhanced by everyone's cooperation.

**Swing Door Sensor:** The issue of strong wind flow from the garage to the lobby when the adjoining doors are open is hindering the ability of the door sensor to operate the door as designed. TeeJay Service is working closely with management to remedy the problem by finding a suitable solution.

## **New Business and Updates-**

**Election Rules:** A motion was made and passed to add a short section to the current voting rules that will address the withdrawal of candidacy. If a person withdraws their candidacy in writing, the management office will post a notice to that effect within 24-hours of the notification.

**Facade and Balcony Project:** The broker from Kellermeyer Godfry Hart, Jim Erickson, received 6 bids for the facade and balcony project. The scope of work involves all main building elevations and repairs will be made on an “as needed” basis. Work will be done as well on all balcony decks and will consist of concrete and sealant repairs, installation of a new urethane waterproofing membrane system, and limited railing repair and painting. The BOD reviewed 3 contractors’ bids and management is currently in negotiations with them to obtain the best and most economical cost. Work will be scheduled to be performed when all permits are obtained and weather conditions allow. Condo owners with balconies will be assessed 50% of the cost of their balcony work (per last year’s review of the Condo Decs and Bylaws by the association’s attorney and BOD). Each unit will be billed individually, and the amount will depend on the scope of each balcony repair. Once completed, any future balcony repairs will be the full responsibility of the unit owner.

**Art Work in Lobby:** The Victor Pasmore paintings have been offered for bids and thus far we have received bids of \$3,000.00 for each one from a bidder in London. Other bids are being sought.

**Pool Party:** The annual Pool Party will be on **July 23<sup>rd</sup>**. This is revised from the first announcement of July 16<sup>th</sup> due to a scheduling conflict. The Social Committee is hard at work to plan a fun-filled time for all. Now it’s up to Mother Nature to cooperate.

**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.**

