

**SHORELINE TOWERS CONDOMINIUM ASSOCIATION**  
**Board of Directors Meeting**  
**Official Board Minutes**  
**August 24, 2006**

**Call to Order**

Dr. Edward Frischholz called the meeting to order.

**Attendance:**

Dr. Edward J. Frischholz – President  
Jan Treptow – Vice President  
Dr. Paul Chiarelli – Secretary  
George Jakubowski – Treasurer (Absent)  
Danielle Aeschbacher – Treasurer  
Nourene Alper – Director  
Lynne Bloch – Director  
Sharon Schingoethe – Property Supervisor  
Belinda Cotton – On Site Property Manager  
Giovanni Feliciano – On Site Asst. Property Manger

**Bulk Gas/Jenark**

Dave Jandek gave a report on the Wolin-Levin gas program.

**Audience Discussion**

**Approval of Minutes**

Jan Treptow motioned to accept the July minutes. Danielle Aeschbacher seconded.  
Motion passed 6-0 with Lynne Bloch abstaining.

**Committee Reports**

**Treasurer & Budgets**

George Jakubowski gave the treasurer's report, no action items were proposed at this time.

Danielle Aeschbacher gave the garage report, no action items were proposed at this time.

## Capital Improvements To Date as of August 18, 2006

### PLUMBING

1. Replaced a 4" valve (#56) for heating/cooling system in crawl space. Services F Tier kritzer units.  
\$4,999.00
2. Reconditioned the condenser horizontal split case pump (serves cooling tower).  
\$2610.00

**Total=\$7609**

### ELECTRICAL

3. Install 6 separate electrical circuits to existing exterior lighting  
\$3,800.00
4. Installed all new lighting to the east lower level  
\$2,685.00
5. Installed all new lighting to the west lower level  
\$2,685.00
6. Installed new 100amp circuit panel for laundry room to accommodate upcoming remodeling project  
\$2,250.00
7. Replaced old fused electrical panel serving basement and 1<sup>st</sup> floor with new 100amp circuit panel  
\$979.00
8. Installed new emergency lighting to the exterior façade  
North-\$4,900.00 South-\$4,980.00 East-\$2,950.00 West-\$2,920.00
9. Run electrical power into the East and West elevator pits for new lighting  
\$2850.00

**Total=\$30,999**

### MECHANICAL

Replaced 4 new security camera in passenger elevators

- \$3,360.00
10. Replaced blower shaft and bearings for the east tower roof kitchen exhaust fans  
\$2,950.00
  11. Installed elevator pits with lights and ladder  
\$4740.00

**Total=\$11,050**

### PHYSICAL PLANT

12. Front Driveway Canopy Rings  
\$1320.00

**Total=\$1320.00**

**LANDSCAPING**

13. Rewiring and soldering of landscape lighting

\$1380.00

**Total=\$1380.00**

## Remaining Capital Improvements as of August 18, 2006

**ELECTRICAL**

- 1) To put C-2 space on its own electrical meter and also to install new circuit breaker panel space currently on house electrical meter

\$5820.00

Motion to accept made by George Jakobowski Seconded by Jan Treptow.

33:15 Roll Call Vote:

Lynne Bloch- No

Paul Chiarelli- Yes

Daniel Aeschbacher-Yes

Nourene Alper-Yes

Jan Treptow-Yes

Ed Frischholz -Recused

George Jakobowski- Yes

- 2) Replace A/C Motor Control (Approved July 28, 2006) **8:13**

\$7070

36:00 Tim explains the A/C motor's use.

**Total=\$12,890.00**

**PLUMBING**

- 3) Install additional domestic hot and cold water, drains and vent lines in Unit C-2 so it is in accordance with all other apartments existing in Shoreline Towers as required by the City of Chicago. Motion to accept made by George Jakobowski seconded by Jan Treptow. **8:14**

\$20,920.00 + \$1673.00 = **\$22,593.00**

40:35 Roll Call Vote:

Lynne Bloch- No

Paul Chiarelli- Yes

Daniel Aeschbacher-Yes

Nourene Alper-Yes

Jan Treptow-Yes

Ed Frischholz -Recused

George Jakobowski- Yes

- 4) Inspection and caulking of all piping and duct work in the ceiling of C-2 and Hospitality Room for integrated safety and observations of conditions and deterioration of piping, cost TBD **8:19**  
George Jakobowski motions to approve, Jan Treptow seconds.

Roll Call Vote:

Lynne Bloch- Yes

Paul Chiarelli- Yes

Daniel Aeschbacher-Yes

Nourene Alper-Yes

Jan Treptow-Yes

Ed Frischholz -Recused

George Jakobowski- Yes

- 5) Laundry room plumbing. Includes concrete pads, core demolition, above ground copper waste and vent piping, above ground copper water piping, insulation of exposed horizontal piping  
\$27,800.00. **8:22**  
George Jakobowski motions to accept, Nourene Alper seconds.

Roll Call Vote:

Lynne Bloch- Yes

Paul Chiarelli- Yes

Daniel Aeschbacher-Yes

Nourene Alper-Yes

Jan Treptow-Yes

Ed Frischholz -Yes

George Jakobowski- Yes

- 6) Installation of air conditioning for the laundry room  
Approximately \$27,950.00  
Voted on with item #5.

**Total=\$78,343.00 + TBD Cost**

#### LAUNDRY ROOM

- 7) Purchase of new washers and dryers, cost TBD. Voted on with item #5.

**Total=Cost TBD**

#### PHYSICAL PLANT

- 8) Roof pavers on sundeck prices range  
\$32,895-\$50,900  
George Jakobowski motions to accept, Noureen Alper seconds.

Roll Call Vote:

Lynne Bloch- No  
 Paul Chiarelli- Yes  
 Daniel Aeschbacher-Yes  
 Nourene Alper-Yes  
 Jan Treptow-Yes  
 Ed Frischholz -Recused  
 George Jakobowski- Yes

9) Removal of cyclone fencing on both East and West Towers sundeck and replacing with wrought iron-\$35,850+cost for roofing components to attach and water proof. No motion made to accept the current bid.

10) Replace deck furniture  
 Approximately \$3000

**8:35** Ed motioned to buy 2 pieces of furniture to test them out, Daniel Aeschbacher seconds. Motion passed unanimously.

11) Refurbishing of Lobby Floors  
 \$1495.00

1:00:50 Tim explains problem with the lobby floors.

Edward Frischholz called for a vote (no first or second made). Motion passed unanimously.

12) Reupholster Lobby Seat Cover, cost TBD

13) Additional wrought iron fencing at west tower exit ramp

Ed Frischholz moves to accept, George Jakobowski seconds. Motion passed unanimously.

\$4,999.00

14) Freight Elevator Remodeling Ed Frischholz motions to accept, seconded by Daniel Aeschbacher.

\$18,675.00 (\$9,337.50 per cab)

Vote:

Lynne Bloch- Yes  
 Paul Chiarelli- Yes  
 Daniel Aeschbacher-No  
 Nourene Alper-Yes  
 Jan Treptow-Yes  
 Ed Frischholz -No  
 George Jakobowski- No

**Total=\$96,914.00 - \$112,219.00 + TBD Cost**

## LANDSCAPING

### 15) Landscaping Planting

Approximately \$5000

1:11:40 Ed moves to accept landscaping proposal, seconded by Danielle Aeschbacher.

Vote on \$5,000 proposal:

Lynne Bloch- Yes

Paul Chiarelli- No

Daniel Aeschbacher-No

Nourene Alper-No

Jan Treptow-No

Ed Frischholz -No

George Jakobowski-No

**Total=\$5000.00**

Edward Frischholz motioned to accept the \$1500 plan to do landscaping with own workers, no second was made. Motion passed unanimously.

## Reserve Committee

Jan Treptow motioned to accept bid for a Reserve Study, Lynn Bloch seconds. Motion passed unanimously.

## Community Liaison

Nourene Alper gave the community report, no action items were proposed at this time.

## Website Committee

Jill Donovan gave the website report, a new web design was proposed. Motion made by Ed Frischholz to accept design number 4, seconded by Lynne Bloch. Motion passed unanimously.

## Cable Committee

Paul Chiarelli gave the cable report, no action items were proposed at this time.

## Garage Committee

Edward Frischholz gave the garage report, no action items were proposed at this time. Danielle Aeschbacher is appointed the new head of the Garage Committee.

## Legal Committee

Edward Frischholz gave the legal report, no action items were proposed at this time.

### **Election issues**

No report or actions made at this time.

### **Management/Engineering Report**

Ed Frischholz moves to stay with Precision Control, George Jakobowski seconds. Motion passed unanimously.

### **Sales and Leases**

Edward Frischholz motioned to accept the sales and leases, seconded by Danielle Aesbacher. Motion passed unanimously.

#### **Sales**

10V	Hermer to Pahlke		for	\$152,000.00
11P	Rodi to Ryan	for		\$151,000.00
25E	Talati to Cordero		for	\$243,000.00
17M	Sanchez to Miletic		for	\$122,000.00

#### **Leases**

25E	Cordero to Patel		for	\$1300.00 p/m
25K	Cordero to Suliaman		for	\$1150.00 p/m
19N	Nowarita to Clutteur		for	\$975.00 p/m
11D	Cappello to Hopkins		for	\$995.00 p/m
10V	Pahlke to Rossman/Crow		for	\$1095.00 p/m
2T	Shoreline Towers to Moore		for	\$850.00 p/m
7D	Kumar to Verma		for	\$950.00 p/m

### **Old Business**

Nothing at this time.

### **New Business**

Nothing at this time

### **Adjournment**

jan Treptow motioned to adjourn, seconded by Danielle Aesbacher. Motion passed unanimously.