

Atrium Condo Board Meeting Minutes following the Annual Board Meeting on June 5, 2018

Board Members Present:

President: Jeff Pisani
Vice President: Mary Lou Muehleis
Treasurer: Gail Menconi
Secretary: Marti Gusloff
Director: Ralph O'Connell
Director: Frank Maurino
Director: Dale Carlson
Also Present: Frank Catalano

Call to Order: *Jeff Pisani at 6:55pm*

Quorum Established:

Minutes:

- *Correct/Approve the minutes from the Special Meeting concerning the water main break on Tuesday May 8, 2018*
Frank Maurino motioned – Ralph 2nd to approve the minutes – All in Favor
- *Correct/Approve the minutes from the Regularly scheduled meeting on Tuesday May 15, 2018*
Gail Menconi motioned – Frank 2nd to approve the minutes – All in Favor

President's Report – Jeff Pisani

- *Expense List for replacing the stairs:*

<i>1. Barnes Architect – Design of adding a ramp, drawings & structural engineer:</i>	<i>\$7000.00</i>
<i>2. Concrete to create the ramp:</i>	<i>\$20,000.00</i>
<i>3. Replace the steps on both sides of the ramp:</i>	<i>\$7000.00</i>
<i>4. Landscaping:</i>	<i>\$2000.00</i>
<i>5. New railings:</i>	<i>\$10,000.00</i>
<i>Total:</i>	<i>\$46,000.00</i>
<i>To complete the entire project, including fixing the pavers, The total would be closer to:</i>	<i>\$50,000.00 +</i>

The cost to replace the damaged portion of the stairs only, would be between \$10,000 & 15,000 plus money for fixing the pavers & Sundeck coating

Amount that the insurance is covering for replacing the stairs: \$16,697.78

Ralph O'Connell motioned & Dale Carlson 2nd to do the replacement of the stairs only – without building a handicapped accessible ramp – All in Favor

Frank Maurino motioned & Ralph O'Connell 2nd to get more estimates for replacing the stairs, not to exceed \$20,000 – All in Favor

Treasurer's Report - Gail Menconi

- *Checking Account Balance: \$66,910.00*
- *Reserve Balance: \$173,715.80*
- *Total: \$240,626.14*

Manager's Report – Frank Catalano

- *The Reserve Study Company will give us a full report within 2 weeks*
- *We have a maintenance contract with Otis Elevator until 2023 – it would cost too much money to get out of the contract*
- *Window Washing will be done after the front stair project is completed*
- *We have been advised to have the smoke detectors in the common areas checked every year*
- *Paul Burris, from the City of Elmhurst, sent us a letter stating that they are not responsible to pay for any of the cost to repair the water main break*
- *We have a leaking water valve – getting estimates to replace it*

Commission's Reports & Old Business

1) Decorating – Marti Gusloff

- *Everyone agreed, that the old large plants from the lobby planter that are in the storage room in the garage, should be placed in the dumpster*

2) Architectural – Steve Gusloff (not present)

- *Patio replacement for the ground level condos is explained in the Rules & Regulations – A listing of certain materials to be used, needs to be added to the Rules & Regulations*

3) Maintenance & Repairs – Frank Maurino

- *Getting Estimates for checking all of the resident's electrical panels*
- *The Building's Footing Wall Repairs & painting – waiting for another bid*
- *Roof Maintenance Proposal – getting more bids*

4) Landscaping – Gail Menconi

- *Outdoor Security Lighting Estimates: Night Light: \$9508.00 + \$588.00 for maintenance
Timber Ridge: \$6375.00 + maintenance*

Gail Menconi motioned & Mary Lou Muehleis 2nd to accept the offer from Timber Ridge, if it comes with the same warranty and maintenance agreement that Night Light is offering – All in Favor

5) Security, Safety & Insurance – Ralph O’Connell

- *We need to get the CO2 detectors & the garage fan working again*

6) Housekeeping – Carol Norgaard (not present)

- *H & R Maintenance will clean the garage floor with a Zamboni type machine, for \$800.00 4 time per year – should we hire them*
- *Gail Menconi arranged an energy audit thru Com Ed – they will replace, at no charge to us, the lights in the garage – switching to LED – should save us \$1600.00 per year*

7) News Letter – Deb Gallet

- *Deb Gallet is working on it – it will be sent out soon*

HOA Update – Jeff Pisani

- *The parking lot striping, etc is done*
- *Dual purpose court striping on the tennis court will be done soon – for Pickle Ball & Tennis*
- *Tennis Court Wall Repairs have been done*
- *The fencing around the Tennis Court will be replaced*
- *A key fob will be added to the upstairs entry to the Clubhouse*
- *Board Elections will be held on Thursday June 7, 2018*

Open Forum

- *It was suggested to send out a notice to the residents, concerning rules about disposing of garbage in our condo building*

Mary Lou Muehleis motioned & Gail Menconi 2nd to Adjourn the meeting – All in Favor

Meeting Adjourned at 8:25pm

Submitted by Marti Gusloff on June 25, 2018