

Sept. 17, 2018 –Atrium Manager Report

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City of Elmhurst installed new water meter on Sept.10.

AAA repaired the garage door on Aug. 2 and invoice was mailed to Chia-Dye of Stratford at 1821 Wallace Ave. Unit 112 St. Charles, IL, 60714-carpet cleaning vendor for unit 505

On Sept. 10, Affiliated Services & Otis Elevator tested alarm systems in both elevators.

DE Franco Plumbing repaired 2-6" fire protection gate valves located in Maintenance room in amount of \$276.80.

Sept. 11 met with Perma Seal for suggestion to stop water from ramp in to the garage. Received a few suggestion but their company can't help us.

Received water bill from City of Elmhurst in amount of \$21,431.54-water invoice should be in amount of \$7,812.90-will send a new invoice.

Rich Steininger from J.S. Goray inspected balconies for units 502,610,510 not covered by warranty work plus inspected unit 605 which is covered by warranty. Waiting for repairs to be made.

Unit 610 will recoat a small section with the same material due to aging and exterior exposure this coat may not match-not covered by warranty either.

Unit 510-The water at the railing bases is probably water that is coming out of the railing system. The water on ceiling is still unknown. Rust spots on deck appear to be caused by metal table and chairs noted on balcony.

Received three bid to inspect electrical panels in 58 units:

- 1) Pro Electric - \$2,720.00
- 2) High Speed Electric - \$5,900.00
- 3) AA Electric Company - \$4,720.00

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Frank A. Catalano, Managing Broker

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Tuesday September 18, 2018
Atrium Condo Board Meeting

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 6:33pm

Quorum Established:

Minutes:

- Correct/ Approve the minutes from the July 17, 2018 meeting
Dale motioned – Mary Lou 2nd to approve these minutes – All in Favor

President's Report – Jeff Pisani

- **Front Stairs Update:**
Jonathon Ohse & Torry Granrath from Core Concrete Inc attended the start of the meeting to answer any questions about their Proposal
 - 1) A California Finish will be applied to the surface of the concrete to prevent the stairs from becoming slippery during wet weather
 - 2) 4 foot footings will be installed, which is required by the City of Elmhurst
 - 3) They will be able to start the job in about 2 weeks
 - 4) It should take a total of 6 working days to complete the project
 - 5) The Front Entrance will be closed until the project is completed
- The Board Meeting dates, for the next year have been sent to all of the residents
- Four proposals from contractors, for the Front Stair replacement have been received
 - 1) Replacement with Pavers: \$70,000.00
 - 2) Andreas Concrete: \$54,400.00
 - 3)Core Concrete \$43,725.00
 - 4)Morrisey Concrete: \$36,000.00
- **Expenditure Report:**
See attached report at the end of the Minutes
- It is possible to get more money back from the Insurance company once the project is completed
- **Project Financing – Most likely a Special Assessment**
Ralph O'Connell motioned – Frank Maurino 2nd – All in Favor
- It was agreed that Residents can make a Full payment on 11/1/18 or make 3 equal payments on:
11/1/18 – 12/1/18 - 1/1/19
- Frank Maurino & Dale Carlson will work with Doyle Brick Paving to reduce the cost of Retaining Wall Repairs which is currently at \$2925.00
- Approval of the Paver Repair portion of Doyle's Proposal at \$850.00

Gail motioned – Mary Lou 2nd – All in Favor

Treasurer's Report – Gail Menconi

- *Checking Account: \$86,420.19*
- *Reserve Account: \$171,871.92*
- *Total: \$258,292.11*

Manager's Report – Frank Catalano

- **See attached report below**
- *Frank Catalano will clarify Pro Electric's Proposal for checking the electrical boxes in our building*
- *Master Irrigation Repaired the RPZ valves*
- *Window Washing – next month – Mary Lou Muehleis motioned – Frank Maurino – 2nd – to approve the window washing – next month – not to exceed \$1600 – All in Favor*

Commission Reports & Old Business

- **Architectural – Steve Gusloff (not present)**
 - *Nothing new to report at this time*
- **Decorating – Marti Gusloff**
 - *Nothing new to report at this time*
- **Maintenance & Repairs – Frank Maurino**
 - *Electrical Box Check Project*
 - *Footing wall repairs around the building are complete*
 - *Roof Maintenance Proposal – reviewing*
 - *Puddles are forming on each side of the garage doors after a heavy rain – currently meeting with plumbing contractors to fix this problem*
 - *Proposals for the new sink & plumbing to be replaced in the garage work room – Dale Carlson motioned – Frank Maurino 2nd to hire Master Plumbing to do this work for \$189 – All in Favor*
- **Landscaping – Gail Menconi**
 - *Should we add Moon Lighting or wait until next year*
 - *A tree outside of Unit 201 has a fungus – should it be removed*
- **Finance – Gail Menconi**
 - *The March Year End budget & variance report was distributed to the residents*
- **Rules & Regulations – Mary Lou Muehleis**
 - *Rule revision project status update*
 - *Proposed amendments acceptance – Ralph O'Connell motioned – Dale Carlson 2nd – AIF*
- **Security, Safety & Insurance – Ralph O'Connell**
 - *Pro Video can set up a program where Board members would be able to view the security footage on their own computers - \$1175 to get it set up & train the Board members – Dale Carlson motioned & Frank Maurino 2nd – All in favor*

- **Housekeeping & Utilites** – Carol Norgaard (not present)
**Instructions on what product to use & how to clean the balconies will be distributed to the residents*
- **Newsletter & Hospitalites** – Deb Gallet
**Everyone agrees that the recent parties have been great*
- **Homeowner's Association** – Jeff Pisani
**The Pickle ball striping has been completed*
**Key fob entry for the Clubhouse upstairs door – coming soon*
**Gravel exchange at the Dog Park*

Marti Gusloff motioned & Mary Lou 2nd to Adjourn the meeting at 8:52pm – All in Favor – Submitted by Marti Gusloff on 9/26/18

Expenditures for Atrium Condo Water main break repair, reconstruct of front steps and landscape and security lighting

Water Main Break and Stair Reconstruction Project:

Leak detection by Associated Technical Services - \$800

Initial repair by Diggum Up - \$20,000

Line replacement by Diggum up - \$14,125

Architect fees by Barnes Architects - \$2,350

Concrete replacement by Core Concrete - \$ 44,000

Railings replacement by Legna Iron Works - \$5,000

Landscape block replacement by Doyle - \$4,200

Permits and other fees - \$500

Deduction for insurance payment - (\$16,697.78)

Total estimated project cost - \$74,278

Landscape and Security Lighting project:

Landscape security lighting west/north side of building - \$7,686

Total proposed special assessment amount - \$81,964