

**3600 CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
January 27, 2022  
7:00 P.M.**

A meeting of the Board of Directors of the 3600 Condominium Association was held via video conference at 3600 North Lake Shore Drive at 7:00 P.M. on Thursday, January 27, 2022 pursuant to notice.

The following Board members were in attendance:

Elaine Toscano, President  
Douglas Smith, Vice President  
Kevin Griffin, Treasurer  
Garry Tackett, Secretary  
Paula Cohen, Director  
Ellen Karp, Director  
Elba Rodríguez, Director

Also present were Kevin Marcus, Property Supervisor, and multiple owners.

**I. EXECUTIVE SESSION**

The Board met in Executive Session on the evening of January 21, 2022, one hour prior to the open Board Meeting. Topics of discussion included delinquencies and violations.

**II. CALL TO ORDER**

The meeting was called to order at 7:00 P.M., with President Elaine Toscano presiding.

**III. APPROVAL OF THE December 9, 2021 MEETING MINUTES**

Ellen Karp made the following motion:

**RESOLVED, to approve the minutes from the December 9, 2021 Board Meeting.**

The motion was seconded by Paula Cohen, voted on and passed unanimously.

**IV. TREASURER'S REPORT**

Treasurer, Kevin Griffin presented on the financial information. He updated the Board on operating, reserve, and total cash amounts. The operating account balance was at \$85,096, the reserves at \$2,236,470, and total cash and reserves at \$2,321,566.

**V. MANAGEMENT REPORT**

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Property Supervisor, Kevin Marcus, presented on the works in progress, completed items and informational items.

**VI. NEW BUSINESS**

**A. Committee Reports**

There was a discussion about the House and Grounds Committee, the status of the Orientation Committee, Social Committee and the Formation of Hallways Task Force.

**B. Revised 22.1 Letter**

Ellen Karp made the following motion:

**RESOLVED, to approve the 22.1 Disclosure as presented in the January 27, 2022 Management Report.**

The motion was seconded by Kevin Griffin, voted on and passed unanimously.

**C. Emergency North Tower Heat Exchanger**

Ellen Karp made the following motion:

**RESOLVED, to approve proposal from Hayes Mechanical in the amount of \$56,000.00 and the proposal from Delta Building Technologies in the amount of \$10,747.00 for the emergency heat exchanger valve replacement. This will be expensed to Reserves.**

The motion was seconded by Kevin Griffin, voted on and passed unanimously.

**D. Water Supply Compressor**

Ellen Karp made the following motion:

**RESOLVED, to approve the proposal from Quincy Compressor in the amount of \$3,100.85 for the emergency replacement. This will be expensed to Reserves.**

The motion was seconded by Garry Tackett, voted on and passed unanimously.

**E. East Garage Cooling Tower**

Ellen Karp made the following motion:

**RESOLVED, to approve the proposal from AMS Mechanical Systems, Inc. in an amount not to exceed the \$135,345.00 for the east garage cooling tower replacement. This will be expensed to Reserves.**

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The motion was seconded by Kevin Griffin, voted on and passed unanimously.

**F. Patio Paver Repair**

Ellen Karp made the following motion:

**RESOLVED, to contract with McAdam in the amount of \$9,490.00 for the patio paver repair. This will be expensed to Landscaping, account #5527.**

The motion was seconded by Paula Cohen, voted on and passed unanimously.

**G. Amazon Lockers**

Ellen Karp made the following motion:

**RESOLVED, to approve the purchase of the Amazon Hub lockers in the amount of \$29,300.00. Management agrees to bring the final design to the Board for approval in advance of installation. This will be expensed to Reserves.**

The motion was seconded by Kevin Griffin, voted on and passed unanimously.

**H. Unit Legal Action**

Ellen Karp made the following motion:

**RESOLVED, to take legal action against the owner of unit 1003 for failure to comply with counsel's November 2, 2021 letter and retain KSN to pursue such legal action.**

The motion was seconded by Kevin Griffin, voted on and passed unanimously.

**VII. Open Session**

The Board responded to resident questions and comments.

**VIII. ADJOURNMENT**

Elaine Toscano adjourned the meeting at 7:52 P.M.

Minutes Prepared by Minute Recorder Kevin Marcus



Secretary Garry Tackett

Date 04-05-22

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