

**3600 CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
October 28th, 2021
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, October 28th, 2021, 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 Rebecca Michener, Property Manager, Kevin Marcus, Property Supervisor, Marisol Salgado, Recording Secretary; Alexa Condos, Administrative Assistant; and 19 unit owners.

I. EXECUTIVE SESSION

The Board met in Executive Session on the evening of October 28th, 2021, 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 7:04 P.M., with President Elaine Toscano presiding.

III. APPROVAL OF THE September 30th, 2021 MEETING MINUTES

Douglas Smith made the following motion:

RESOLVED, to approve the minutes from the September 30th, 2021 Board Meeting.

The motion was seconded by Garry Tackett, 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 \$88,239 the reserves at \$2,335,341, and total cash and reserves at \$2,423,580.

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V. MANAGEMENT REPORT

Property Manager, Rebecca Michener, 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.

Douglas Smith made the following motion:

RESOLVED, to approve the proposal from Perkins Eastman for interior design consulting services for the residential hallways renovation project for a cost of \$9,500.00.

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

B. Revised 22.1 Letter

Douglas Smith made the following motion:

RESOLVED, to approve the 22.1 Disclosure as presented in the October 28th, 2021 Management Report.

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

C. 2022 Budget

Kevin Griffin made the following motion:

RESOLVED, to approve the draft 2022 budget to be sent to all unit owners.

The motion was seconded by Douglas Smith, voted on and passed unanimously.

D. Electronic Notice Consent Rule

Douglas Smith made the following motion:

RESOLVED, to formally adopt the Rules Regarding Electronic Delivery of Notice and Other Communications and Consent to Conduct Business by Acceptable Technological Means.

The motion was seconded by Elba Rodriguez, voted on and passed unanimously.

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E. 2021 Audit + 2022 Board of Directors Election

Douglas Smith made the following motion:

RESOLVED, to approve the proposal from Condo CPA to complete the 2021 audit of the Association's financials, as well as provide services for the 2022 Board of Directors election, for a cost not to exceed \$13,000.00.

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

F. Emergency Valve Replacements

Douglas Smith made the following motions:

RESOLVED, to approve the proposal from Hayes Mechanical for the replacement of a 6" 2-way steam control valve for a total cost of \$12,800.00.

RESOLVED, to approve the proposal from Hayes Mechanical for the replacement of a (4) 6" gate valves on the building's heat system for a total cost of \$16,600.00.

The motion was seconded by Elba Rodriguez, voted on and passed unanimously.

G. Kitchen Drain Rodding

Douglas Smith made the following motion:

RESOLVED, to approve the proposal from All City Environmental Services, Inc. for rodding of both towers' kitchen drain lines for a total cost of \$6,900.00.

The motion was seconded by Ellen Karp, voted on and passed unanimously.

H. Preventative Maintenance HVAC

Douglas Smith made the following motion:

RESOLVED, to approve the maintenance and service program for 3 years with Hayes Mechanical at an annual cost of \$29,276.00.

The motion was seconded by Elba Rodriguez, voted on and passed unanimously.

VII. Miscellaneous Motions

Elaine Toscano made the following motions:

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RESOLVED, to impose a remodeling violation fine to unit #1506 in the amount of \$150.00.

The motion was seconded by Douglas Smith, voted on and passed unanimously.

RESOLVED, to impose a remodeling violation fine to unit #1003 in the amount of \$1,000.00.

The motion was seconded by Douglas Smith, voted on and passed unanimously.

RESOLVED, to impose a violation fine to unit #2305 in the amount of \$250.00 for an unregistered pet.

The motion was seconded by Douglas Smith, voted on and passed unanimously.

RESOLVED, to impose a violation fine to unit #1623 in the amount of \$250.00 for an unregistered pet.

The motion was seconded by Douglas Smith, voted on and passed unanimously.

RESOLVED, to impose a violation fine to unit #1108 in the amount of \$150.00 for an unscheduled move violation.

The motion was seconded by Douglas Smith, voted on and passed unanimously.

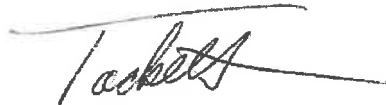
VIII. Open Session

The Board responded to resident questions and comments.

IX. ADJOURNMENT

Elaine Toscano adjourned the meeting at 8:47 P.M.

Minutes Prepared by Minute Recorder Marisol Salgado.



Secretary Garry Tackett

12-14-21
Date