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| SUBJECT      | Regular Board Meeting of The Board of Directors of the River Walk Condominium Association, located at 545-555 River Road, Des Plaines, Illinois. |
| LOCATION     | Lobby of the 545 River Road building, Des Plaines, Illinois.   |
| DATE         | Meeting held on Wednesday, June 12, 2013.  |
| NOTIFICATION | All owners received notice according to the governing documents of the association.  |

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| President  | Niko Bubaris     | Present |
| Vice President   | Doris Ptack      | Present |
| Secretary  | StanleySzeweczyk | Present |
| Treasurer  | Jason Stapleton  | Present |
| Director   | Sam Perricone    | Present |
| Hanlin Management  | Janice Prinz     | Present |
| Owners representing units:<br>545 Building: 2201, 207, 305, 404, 408, 505, 608, 702.<br>555 Building: 203, 206, 208, 307, 308, 502, 504, 505, 703. |                  |         |

CALL TO ORDER:

With a duly called motion and second, the meeting was called to order and a quorum declared at 6:30 p.m.

COMMITTEE REPORTS:

- None

**MOTIONS:**

APPROVE 03/20/13 BOARD MEETING MINUTES:

**Motion:** Niko Bubaris to accept the minutes as presented. **Second:** Doris Ptack. **Discussion:** None

**Vote:** 5 In Favor. 0 Against. 0 Abstain. The minutes were Approved as presented.

APPROVE EXPENDITURES:

Each month Hanlin Management submits to the board a photocopy of each expenditure.

**Motion:** Niko Bubaris to approve the expenditures for the months of January through April 2013 as presented. **Second:** Jason Stapleton. **Discussion:** None

**Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved

TREASURER'S REPORT:

Janice Prinz read the treasurer's report aloud. As of 04/30/13, YTD Income: \$170,7995.45. YTD Expenses: \$121,335.81. The Association is currently showing an operating surplus of \$49,459.64. YTD Non-budgeted income: \$17,539.30. YTD Non-budgeted expenses: \$40,195.19. Cash Balance: \$192,392.18.

**Motion:** Doris Ptack. **Second:** Niko Bubaris. **Discussion:** None.

**Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved

RATIFY GREENLEAF SPRINKLER UPGRADES FOR BOTH BUILDINGS FOR \$1,660:

**Motion:** Jason Stapleton to ratify the Greenleaf sprinkler upgrade proposal. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract.

RATIFY JR HOME IMPROVEMENT FOR 545 EXTERIOR DOOR REPLACEMENT:

**Motion:** Niko Bubaris to ratify JR Home Improvements proposal to replace an exterior door at the 545 building for \$1,650. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

RATIFY JR HOME IMPROVEMENT DOWNSPOUT REPLACEMENT FOR BOTH BUILDINGS:

**Motion:** Niko Bubaris to ratify JR Home Improvement's proposal for downspout replacement at both buildings for \$350. **Seconded:** Jason Stapleton. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

RATIFY MIDCITY HOT WATER TANK PROPOSAL FOR THE 545 BUILDING FOR \$9,100:

**Motion:** Doris Ptack to ratify the proposal for a new hot water tank at the 545 building for \$9,100. **Seconded:** Niko Bubaris. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

RATIFY MIDCITY HOT WATER TANK PROPOSAL FOR THE 555 BUILDING FOR \$9,450:

**Motion:** Doris Ptack to ratify the proposal for a new hot water tank at the 555 building for \$9,100. **Seconded:** Niko Bubaris. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

RATIFY AMERICAN COMFORT PROPOSAL TO REPLACE TWO EXHAUST MOTORS AT THE 545 BUILDING FOR \$852:

**Motion:** Niko Bubaris to open ratify the American Comfort proposal to replace two exhaust motors at the 545 building. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract.

RATIFY REISER DECORATING FOR EXTERIOR PAINTING OF GARAGE GUTTERS FOR \$1,200: .

**Motion:** Niko Bubaris to ratify the Reiser Decorating proposal for exterior painting of garage gutters. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract.

RATIFY REISER DECORATING FOR BALCONY RAILING PAINTING AT BOTH BUILDINGS FOR \$23,900: .

**Motion:** Doris Ptack to ratify the Reiser Decorating proposal for balcony railing painting. **Seconded:** Niko Bubaris. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract.

RATIFY REISER DECORATING PAINTING EXTRAS NOT INCLUDED IN ORIGINAL PROPOSALS FOR \$3,876: .

**Motion:** Niko Bubaris to ratify the Reiser Decorating proposal for balcony railing painting. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract.

RATIFY CONDO MAINTENANCE PROPOSAL TO REBURBISH BACK HALLWAY FLOOR AT THE 555 BUILDING FOR \$1,300:

**Motion:** Niko Bubaris to ratify the Condo Maintenance proposal to refurbish the back hallway floor at the 555 building. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract.

RATIFY NORTHWEST AUTOMATIC GARAGE DOOR CO. TO REPLACE GARAGE DOOR OPENER AT THE 545 BUILDING FOR \$1,932:

**Motion:** Doris Ptack to ratify the Northwest Automatic Garage Door Co. proposal to replace garage door opener. **Seconded:** Jason Stapleton. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract.

RATIFY OTIS ELEVATOR OPTIGUARD DOOR PROTECTION SYSTEM PROPOSAL FOR THE 545 BUILDING FOR \$6,503:

**Motion:** Doris Ptack to ratify the Otis Elevator Optiguard Door Protection proposal. **Seconded:** Niko Bubaris. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract.

APPROVE EXTERIOR LIGHT REPLACEMENT WITH PURCHASE OF LIGHTS FROM NORTHWEST ELECTRIC FOR \$7,076.55 & CAM ELECTRIC INSTALLATION OF LIGHTS FOR \$1,872 FOR BOTH BUILDINGS:

**Motion:** Niko Bubaris to approve the purchase of exterior lights from Northwest Electric and have Cam Electric install the lights. **Seconded:** Doris Ptack. **Discussion:** The total cost of \$8,948.55 will be offset with a ComEd rebate of \$1,000. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract.

APPROVE PERFECT TURF LANDSCAPING EXTRAS FOR \$1,406.52 FOR MULCH AND BUILDING FLOWER POTS:

**Motion:** Doris Ptack to approve the Perfect Turf Landscaping extras. **Seconded:** Niko Bubaris. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract.

APPROVE DAVEY TREE REMOVAL BID OF DISEASED TREES:

**Motion:** Jason Stapleton to approve the Davey Tree proposal to remove diseased trees and treat other trees. **Seconded:** Doris Ptack. **Discussion:** The Board would like Davey Tree to inspect the trees on an annual basis. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract.

APPROVE TRANSFER OF ALL ASSOCIATION BANK ACCOUNTS TO PNC BANK:

**Motion:** Niko Bubaris to approve the transfer of all association bank accounts and funds to PNC BANK. **Seconded:** Doris Ptack. **Discussion:** The Board decided to move all accounts due to the costs assessed on all accounts currently held at First Midwest. PNC will also provide a check scanner to immediately deposit funds in the association accounts. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract.

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**ASSOCIATION UPDATES:**

The Board discussed replacing the canopy lights and ceiling. The proposal from JR Home Improvement was \$2300. The matter was tabled.

The Board discuss the Otis Elevator proposals for the Door Restrictor and one for the Solid State Starter. The matter was tabled.

The Board discussed the roof inspection report from RRK & Associates and the roof is in good physical condition.

The Board discussed replacing windows and patio doors. The Board negotiated a price for patio doors from Windows Plus. Unit owners are free to use whatever company they choose as long as the door or windows matches existing windows and doors from the outside. Unit owners wishing to use Windows Plus need to mention Riverwalk Condominiums in order to get the special pricing on patio doors.

The Board has prepared a list of association vendors. Unit owners may contact any vendor for their own personal needs within the unit. The list will be posted on the website and will continually be updated as vendors are added.

The Board discussed parking rules and regulations will be updated shortly and strictly enforced. All owners must register their vehicles and have proper permits for their vehicles. Any unit owner renting their garage space to someone in the building needs to notify Hanlin Management of the address and the garage space as well as to which unit the space is being rented.

The exterior lights and exterior painting will be one towards the end of June. Notices will be posted as all balconies must be cleared of all items except the moveable satellite dish.

The back hallway of the 555 building will be done soon. The hallway will be shut down and unusable for 1 week. Notices will be posted so that residents are aware when there will be no access to the hallway.

**UNIT OWNER DISCUSSION ITEMS:**

- An owner asked if anyone knew of someone to repair the screens and screen doors. .
- An owner mentioned that Ace Hardware in Des Plaines has a company on Friday that does screen repairs. The company is Boon and they are located in Wheeling. Boon also will make on-site calls and repairs to patio screen doors.

**ADJOURN:**

With a duly called motion and second, the meeting was adjourned at 7:35 pm. Next Meeting tentatively scheduled for September 11, 2013.

Respectfully submitted,

Janice Prinz, CMCA  
Hanlin Management