

Board Minutes



FirstService
RESIDENTIAL



110 EAST DELAWARE CONDOMINIUM ASSOCIATION

110 E. Delaware Board of Directors Meeting Minutes

February 6, 2025 6:00 PM

110 E. Delaware
Meeting Location (110 Lobby)
Chicago, IL 60611

I. CALL TO ORDER

Meeting is called to order and confirms a quorum of the Board at 6:05pm

Robert Kent - President
Barbara Zurek- Treasurer (on zoom)
Alice Fan - Secretary (on zoom)
Peggy Wallace - Board Member
Judith Cothran - Board Member

Peter Drenberg - First Service, Property Manager
Christine Blevins - First Service, Director

II. APPROVAL OF MINUTES

Motion: Barbara Zurek
Second: Peggy Wallace

Resolved
The motion passed unanimously

III. APPROVAL OF 22.1 (IF NECESSARY)

Motion: Peggy Wallace
Second: Barbara Zurek

Resolved
The motion passed unanimously

IV. TREASURER'S REPORT

Pause on the treasurer's report. Meeting moved to the Management report at 6:15pm then resumed at 7:25pm.

V. MANAGEMENT REPORT

A. JACK SULLIVAN, REPORT ON CHILLER PROGRESS

Jack Sullivan and John join the meeting at 6:15pm

- It will take around 3 to 5 weeks to get drawings done
- It will take around 5 weeks for bidding.
- It will take around 25 to 35 weeks for completion of the project.
- Whether to use crane or helicopter will be decided by the contractor
- Electrical capacity may be an issue if installing make up air unit later
- Installation of chillers will cost between 500k to 600K
- Installation of air makeup units will cost between 200K to 300K
- About 10 to 15% of payment will need to be paid prior to start of project
- Jack Sullivan said there is no market for resale of the old chiller

The Board of directors have decided to go with the bigger chiller and option two.

Motion: Robert Kent
Second: Peggy Wallace

Resolved
The motion passed unanimously

B. LAUNDRY ROOM REFRESH PROPOSALS

The board will let Peter know by Monday, which paint color for the walls in the laundry Residence can use either credit card debit card or the app to pay for laundry use

Motion Robert Kent
Second, Peggy Wallace

Resolved
The motion passed unanimously

C. 110 RULES AND REGULATIONS

Will be discussed at a later date

D. 110 WASTE AND RECYCLING CONTRACT

Motion Robert Kent
Second, Peggy Wallace

Resolved

The motion passed unanimously

E. ACCESSIBLE PARKING REQUIREMENT (NEW LAW)

Board has agreed to formally adopt this new law for the accessible parking requirement.

Motion: Peggy Wallace

Second: Barbara Zurek

Resolved

The motion passed unanimously

VI. OLD BUSINESS

A. 110 SIGNAGE

The sign was repositioned and fixed
Table this until Barbara Zurek comes back

B. NCR PARKING LEASE

Robert Kent will meet with Caesar on Tuesday and report back

VII. EXECUTIVE SESSION

A. COLLECTIONS

- Unit 103 still owes \$16,000 in back rent
- Lease expires at the end of the month
- Daughter has offered to pay 3K
- Lawyer to draft notice to honor month-to-month lease and required to pay rent plus \$500 per month

Board agrees to have the lawyer draft a new notice to honor month to month lease and require to pay rent plus an additional \$500 per month.

Motion Robert Kent

Second, Peggy Wallace

Resolved

The motion passed unanimously

B. STAFF

Will discuss at a later and more convenient date

C. STAFF HOLIDAY FUND

Will discuss at a later and more convenient date

VIII. RECONVENE TO OPEN

Peter is setting up a new package tracking system and will get back to us when is complete

IX. ADJOURNMENT

Meeting is adjourned at 8:35 PM



110 EAST DELAWARE CONDOMINIUM ASSOCIATION

September 5 Board of Directors Meeting

September 5, 2024, 6:00 PM
110 E. Delaware
Chicago, IL 60611

MINUTES

Directors Present

Robert Kent - President
Barbara Zurek - Treasurer
Alice Fan - Secretary
Judith Cothran - Director
Peggy Wallace - Director

Additional Attendees

Peter Drengberg and Christine Blevins
Jack Sullivan from Pre-Construction Specialist with the G-3 Construction Group

I. CALL TO ORDER

Board president calls a meeting to order and confirms a quorum of the board. 6:07pm

II. APPROVAL OF MINUTES

Motion: Peggy Wallace
Second: Judith Cothran

► **Resolved**
The motion passed unanimously

III. APPROVAL OF 22.1 (IF NECESSARY)

Motion: Robert Kent
Second: Judith Cothran

► **Resolved**
The motion passed unanimously

IV. TREASURER'S REPORT

No updates from treasurer

Adjourn for open Session

Go to into close session at 6:13 PM

Unit 1901/1902 - sent to collections. Sidney-owner. (\$11k owe to HOA)

Adjourn Closed Session 7:19pm

V. MANAGEMENT REPORT

A. 110 SIGNAGE PROPOSAL

Peter to reach out to get three more styles for comparison.

B. CHILLER UNIT - ENGINEER RELEASE

Jack Sullivan, Pre-Construction Specialist with the G-3 Construction Group joined the call; he says McGuire Engineering has slightly higher cost b/c looking at structural costs. But a good deal at Drawing Costs. Maybe more economical down the road. Need Equipment Manufacture that best fits our building.

Choose McGuire. \$56,831 - includes \$22k for allowances-well be documented and requested

Bob, asked if any parts of Current chiller is still useable or sellable

Jack is to look into possible selling & reusing current chiller

- Potential cost to remove chiller
- will reach out to contractors
- potentially liabilities

The Plan is to install a chiller in Spring or Fall, 18-25 mo lead time to get the chiller/chiller parts. Need to sign off proposal this week

call ends 6:45pm

Approve proposal contingent to not exceed \$56, 831.00

Motion: Robert Kent

Second: Peggy Wallace

► **Resolved**
The motion passed unanimously

C. LAUNDRY EQUIPMENT PROPOSALS

Approve Laundry Equipment Stay with Family Pride

- Peter to look into Flooring costs.

Motion: Peggy Wallace

Second: Robert Kent

► **Resolved**
The motion passed unanimously

VI. OLD BUSINESS

A. UPDATE ON LANDSCAPE PROPOSAL - BARBARA ZUREK

Barbara to negotiate with current landscape. Still waiting for Semmer. Current contract left through 2024 holidays.

- Start shopping for someone new.
- Refer any new planter contacts to Barbara to contact.

B. NCR PARKING

Our attorney believes a new amendment or Board decision is needed for the reason stated below. discuss Potential Renewal terms moving forward.

- Bob to reach out to Howard.
- Bob to discuss with Caesar

Renewal term - Keep lease but change terms. Bob with discuss with Howard and Caesar

Maintenance - Go back to original

Utilities and services - Continue to pay utilities

Destruction or condemnation of premises - delete

Insurance - use Original contract.

Revised language - Potentially update to also include the ability to park until resolution. Include costs and timeline

VII. EXECUTIVE SESSION

A. DELINQUENCY REPORT

Bob Reports update to the ComEd for Unit 103. - credit of \$1600 based on last year August, \$400 over 4 months.

- Peter to offer \$1600 to unit 103.
- Separate issues, unit 103 still owes 3 months of back rent

B. INSURANCE DEDUCTIBLE REQUEST

Attorney Howard advised to not pay the deductible. This will set a precedent for future claims.
Deductible NOT Approved

VIII. RECONVENE TO OPEN

A. DELINQUENCY REPORT

Management to offer unit 103 a \$1600 credit for ComEd. If the tenant accepts, HOA will write tenant a check for \$1600. If the tenant does Not Accept, the tenant can present to the board.
Peter to offer \$1600 to unit 103.

Motion: Peggy Wallace

Second: Judith Cothran

► **Resolved**
The motion passed unanimously

B. INSURANCE DEDUCTIBLE REQUEST

Attorney Howard advised to not pay the deductible. This will set a precedent for future claims.
Deductible NOT Approved

Motion: Judith Cothran

Second: Peggy Wallace

Abstained: Robert Kent

C. EDWARD ENGINEERING

Edwards discovered that one of the hot water tanks was not firing properly and needed new parts for
\$5,600.00

Motion: Robert Kent

Second: Barbara Zurek

► **Resolved**
The motion passed unanimously

IX. ADJOURNMENT

Adjournment 8:00pm

- **Next Meeting October 10, 2024. Peter to send Proposed Budget to Vote to distribute proposed budget**
- **Next Meeting in November 11, 2024 to adopt Budget**



110 EAST DELAWARE CONDOMINIUM ASSOCIATION

Board of Directors Meeting

August 7, 2024 6:00 PM
110 E. Delaware
Zurek Residents, Unit 1804
Chicago, IL 60611

MINUTES

Directors Present

Robert Kent - President
Barbara Zurek - Treasurer
Alice Fan - Secretary
Judith Cothran - Director
Peggy Wallace - Director

Directors Absent

None

Additional Attendees

Peter Drenberg and Christine Blevins from FSR were also present.

I. CALL TO ORDER

Bob Kent requested that Reserve Advisor's be able to present their presentation prior to beginning the meeting.

Motion: Robert Kent

Second: Peggy Wallace

► **Resolved**
The motion passed unanimously

II. APPROVAL OF MINUTES

Motion: Robert Kent

Second: Peggy Wallace

► **Resolved**
The motion passed unanimously

III. APPROVAL OF 22.1 (IF NECESSARY)

Motion: Robert Kent

Second: Barbara Zurek

► **Resolved**
The motion passed unanimously

IV. TREASURER'S REPORT

Motion: Peggy Wallace

Second: Judith Cothran

- **Resolved**
The motion passed unanimously

V. MANAGEMENT REPORT

A. TRASH CHUTE CLEANING PROPOSALS

The board approved the trash chute cleaning proposal presented by management. Brouwer Brothers will complete the work for a cost of \$1,998.00.

Motion: Barbara Zurek
Second: Judith Cothran

- **Resolved**
The motion passed unanimously

B. PROPERTY TAXES 2ND INSTALLMENT PIN 1069 AND 1070

Management reported that the 2nd installment of the property taxes for commercial units 102 and 103 have been paid.

C. CORPORATE TRANSPARENCY ACT

The Board agreed to have Howard Dakoff prepare the proper CTA documents on behalf of the Board of Directors, providing the CTA law passes state legislation sometime in November or December 2024. The cost of preparing the documents is \$575.00

Motion: Peggy Wallace
Second: Robert Kent

- **Resolved**
The motion passed unanimously

D. NCR PARKING AGREEMENT

Tabled discussion for another time.

VI. OLD BUSINESS

A. LANDSCAPING AND 110 SIGNAGE - BARBARA ZUREK

Barbara proposed a three-year agreement with our current landscaper, Semmer. The Board agreed to negotiate the three-year deal with the not to exceed the amount of \$17,000 annually.

In addition to extending the landscaping agreement, the Board asked management to look into 110 signage proposals for the front door and canopy.

Motion: Barbara Zurek
Second: Peggy Wallace

- **Resolved**
The motion passed unanimously

VII. EXECUTIVE SESSION

A. DELINQUENCY REPORT

Bob Kent motions to waive late fees of \$600.00 for Allison Delaney, unit 2002, and Ken Paulan, unit 1304. Peggy Wallace seconded the motion. The motion carried unanimously.

The Board also agreed to write off uncollectable (Bad Debt) in the amount of \$50,799.37. Barbara Zurek motioned the write-off of \$50,799.37 in uncollectable assessments and past rents from previous owners. Bob Ken seconded the motion, The motion carried unanimously.

Bob Kent also agreed to review the Com-Ed bills for commercial unit 103 and reimburse any overages due to utility lines crossed during renovations. The board agreed to move quickly and reimburse the tenant.

VIII. RECONVENE TO OPEN

After reconvening the closed session, the Board agreed to approve the last-minute request received from management. Management shared that Edwards Engineering was out earlier in the week to conduct preventative maintenance on all the HVAC equipment. Edwards discovered that one of the hot water tanks was not firing properly and needed new parts for \$1,600.00.

Management also informed the Board that the office laptop was no longer working and needed an immediate replacement. Management shared a proposal from KTS in the amount of \$2,900 to provide a new Dell laptop, two monitors, and installation of software and uploads from the previous laptop.

Peggy Wallace motioned to approve the hot water tank parts for \$1600 and the purchase of a new office laptop and accessories for \$2,900. Bob Kent seconded the motion, the motion carried unanimously.

IX. ADJOURNMENT

APPROVED

DATE



110 EAST DELAWARE CONDOMINIUM ASSOCIATION

June 26 Board of Directors Meeting

June 26, 2024 6:00 PM

ZOOM INVITE

110 E. Delaware
Unit 1804 Zurek Residence
Chicago, IL 606011

I. CALL TO ORDER

The meeting is called to Order and confirms a quorum of the Board at 6:09PM

Attendees

Peter Drengberg, FirstService Property Manager

Christine Blevins, FirstService Director

Robert Kent, Board Director

Barbara Jacobson, Board Director

Peggy Wallace, Board Member

Judith Cothran (Zoom), Board Member

Alice Fan (Zoom), Board Director

A. APPOINTMENT OF DIRECTORS

Barbara Jacobson nominated Robert Kent as Board President

Motion: Barbara Jacobson

Second: Judith Cothran

Motion passed unanimously

Robert Kent nominated Barbara Jacobson as Board Treasurer

Motion: Robert Kent

Second: Judith Cothran

Motion passed unanimously

Robert Kent nominated Alice Fan to continue as Board Secretary.

Motion: Robert Kent

Second: Barbara Jacobson

Motion passed unanimously

Robert Kent nominated Peggy Wallace as Board Member for 1 year. There was a vacant seat on the board due to the resignation of the previous board president Allison Delaney.

Motion: Robert Kent

Second: Judith Cothran

Motion passed unanimously

II. APPROVAL OF MINUTES

Be It Resolved that the Board of Directors of the 110 Condo Association approves the minutes of the 05/28/2024 Board of Directors Meeting.

Motion: Robert Kent

Second: Judith Cothran

Motion passed unanimously

III. APPROVAL OF 22.1 (IF NECESSARY)

Be It Resolved that the Board of Directors of the 110 Condo Association approves the 22.1 and the Fannie Mae Addendum dated 06/26/2024.

Motion: Robert Kent

Second: Judith Cothran

Motion passed unanimously

IV. TREASURER'S REPORT

A. BAD DEBT WRITE OFF

B. Be It Resolved that the Board of Directors of the 110 Condo Association approves the write-off of Bad Debt totaling \$57,510.04 at the 06/26/2024 Board of Directors Meeting.

Robert Kent would like to know about the \$10k debt from Sheen Cleaners. So the motion is to approve the write-off of Bad Debt totaling \$47,510.04.

Motion: Robert Kent

Second: Barbara Jacobson

Motion passed unanimously

V. MANAGEMENT REPORT

A. NCR GARAGE CONTRACT 2024 - 2029

Board discussed the questions Mr. Dakoff had. Need to review the contract with our attorney to confirm the specifics of lease extension, abusive behavior and insurance liability coverage (?).

Barbara says we have the NCR Insurance and license on file

Be It Resolved that the Board of Directors of the 110 Condo Association approves the extension of contract with NCR contingent on the addendum about the aggrievances.

Motion: Peggy Wallace

Second: Judith Cothran

Motion passed unanimously

B. UPDATED RESERVE STUDY

Robert Kent suggested we invite the Engineer to the explain the reserve study in the next meeting

C. DOOR STAFF UNIFORMS

Peter reviewed options for new uniforms for the door staff.

Peter to provide prices to the board

Be It Resolved that the Board of Directors of the 110 Condo Association approves the order of new uniforms for the staff. 2 suits each for Frank and Juan. 1 suit each for Edgar and Galip.

Motion: Robert Kent

Second: Barbara Jacobson

Motion passed unanimously

D. 2025 BUDGET SHELLS

E. CHILLER REPLACEMENT SCHEDULE

Peter to send proposal after meeting

Christine looking into rebate

July 8 - review

July 15 - release project document

F. MANAGEMENT PROJECTS COMPLETED

Peter reviewed all completed projects

Robert Kent to Follow up with Jim Fields (Property Taxes and Appraisal)

Motion to retain Jim Fields

Motion: Robert Kent

Second: Peggy Wallace

Motion passed unanimously

Motion to renew Natural Gas 7/2024-7/2026, 2 years

Motion: Peggy Wallace

Second: Judith Cothran

Motion passed unanimously

VI. OLD BUSINESS

A. MAILROOM WALLPAPER

Peter will arrange for wallpaper installation once it arrives. Will need supervision to make sure everything matches.

VII. RECESS TO CLOSED SESSION (IF NECESSARY)

Nicholas Cimms unit 602 has paid \$3,000 down on his assessment account. He has another \$1,500 in maintenance fees, move, and lease fees to pay. His late fee outstanding Balance is \$2,999.05. Please let me know if the Board would be willing to forgive the charges to his assessment account. Attached is his current ledger.

Be it resolved that the Board of Directors of the 110 Condo Association approves the waiver of \$2,999.05

in late fees for Unit 602, Nicholas Cimms, 110 E. Delaware, Chicago IL 60611 at the June 26, 2024, Board of Directors meeting.

Robert Kent proposes Nicholas Cimms to pay \$1500 in maintenance, move, and lease fees in the next 2-3 weeks, then pay \$1500 of the \$2999.05 in late fees by September 1, then the Board will waive the remaining balance of the late fees.

Motion: Robert Kent

Second: Barbara Jacobson

Motion passed unanimously

VIII. EXECUTIVE SESSION

Session started 8:13PM

Need to get Serge Ate's Job description

Barbara Jacobson would like to head up a committee to start investigation on the expenses incurred during the buildout of commercial unit 102

Motion: Robert Kent

Second: Barbara Jacobson

Motion passed unanimously

IX. ADJOURNMENT

Meeting adjourned 8:27PM. Next Board meeting August 7, 2024 at 6:00PM



110 EAST DELAWARE CONDOMINIUM ASSOCIATION

110 E. Delaware Board Meeting

October 17, 2023
(Postponed from
October 03, 2023)
6:00 PM - Zoom Only

MINUTES

Directors Present

Allison Delaney - President
Alice Fan - Secretary
Robert Kent – Treasurer
Elissa Polan - Director
James Baer - Director

Additional Attendees

Christine Blevins, Regional Director and Diana Turowski, Property Manager, both of First Service Residential.

I. OPEN FORUM

II. CALL TO ORDER

President Delaney called the meeting to order at 6:03pm and confirmed a quorum.

A. ROLL CALL & VERIFICATION OF QUORUM

III. MINUTES OF AUGUST 26, 2023 AND SEPTEMBER 26, 2023

Be it resolved that the Board of Directors of the 110 East Delaware Condominium Association do hereby approve the minutes.

Motion: Allison Delaney
Second: Jim Baer

► **Resolved**
The motion passed unanimously

IV. 22.1 BOARD APPROVAL

Be it resolved that the Board of Directors for the 110 East Delaware Condominium Association does hereby approve the 22.1, as presented.

Motion: Allison Delaney
Second: Jim Baer

► **Resolved**
The motion passed unanimously

V. PRESIDENT'S REPORT

No comments from President

VI. TREASURER'S REPORT

No comments from Treasurer

VII. MANAGEMENT UPDATES

Diana Turowski presented the Management Report.

VIII. OLD BUSINESS

A. ELEVATOR CONSULTANT & REPAIRS – 6:07

Be it Resolved that the Board of Directors of 110 East Delaware Condominium Association elect to contract with The Elevator Consultants in the amount of \$3,600 to bid out the Fujitec contract.

Motion: Allison Delaney
Second: Jim Baer

▶ **Resolved**
The motion passed unanimously

B. MORE HVAC UPDATES – 6:10

Action to hold off

IX. NEW BUSINESS

A. FSR QUALITY ASSURANCE INSPECTION – 6:10

The building scored an overall 3.957 out of 5 (79.14%)

ACTION: Maintenance to have better log of all maintenance being done in the building. Management to follow up with Serge on logging maintenance updates

B. RULES & REGULATIONS LANGUAGE FOR ELECTRONIC ELECTIONS – 6:15

Be it Resolved that the Board of Directors of 110 East Delaware Condominium Association approve the attached language to be sent to the unit owners for consideration to be added to the Rules & Regulations at a Unit Owner's meeting to be held November 14, 2023.

Motion: Allison Delaney
Second: Jim Baer

▶ **Resolved**
The motion passed unanimously

C. 2024 PROPOSED BUDGET – 6:30

Be it Resolved that the Board of Directors of 110 East Delaware Condominium Association approve the proposed FY2024 budget to be sent to the unit owners for consideration at a Board meeting to be held November 14, 2023; note, 7.54% Increase to the Assessment

ACTION: Management to confirm about electricity

Motion: Allison Delaney
Second: Jim Baer

▶ **Resolved**
The motion passed unanimously

X. RECESS TO CLOSED SESSION

The Board recessed to Executive Session at 7:02pm.

XI. EXECUTIVE SESSION

XII. RECONVENE TO OPEN

The Board reconvened at 7:20 pm

A. ATTORNEY INFORMATION

ACTION: Director Elissa Polan to contact Leavenfield Pearstein Law Firm to schedule an interview November, Thursday of the 16th

ACTION: Management to contact Keough & Moody Law Firm to schedule an interview November, Thursday of the 16th

XIII. ADJOURNMENT

Meeting adjourned at 7:22pm

Rules & Regulations Addition, effective November 15, 2023

ELECTRONIC VOTING PROCEDURE-No Proxies

· Unit Owners may not vote by proxy in Board elections but may vote only by any acceptable technological means. "Acceptable technological means" includes, without limitation, electronic transmission over the Internet or other network, whether by direct connection, intranet, telecopier, or electronic mail. "Electronic transmission" means any form of communication, not directly involving the physical transmission of paper, that creates a record that may be retained, retrieved, and reviewed by a recipient and that may be directly reproduced in paper form by the recipient through an automated process.

· Instructions regarding the use of electronic means for voting shall be distributed to all unit owners not less than 10 and not more than 30 days before the election meeting.

· The Board shall give Unit Owners not less than 21 days' prior written notice of the deadline for inclusion of a candidate's name on the ballots. The deadline shall be no more than 7 days before the instructions for voting using electronic or acceptable technological means is distributed to unit owners.

· Every instruction notice must include the names of all candidates who have given the Board or its authorized agent timely written notice of their candidacy and must give the person voting through electronic or acceptable technological means the opportunity to cast votes for candidates whose names do not appear on the ballot.

· A unit owner who submits a vote using electronic or acceptable technological means may request and cast a ballot in person at the election meeting, thereby voiding any vote previously submitted by that unit owner.

· A vote received by the Association or its designated agent after the close of voting shall not be counted.

· There shall be no nominations from the floor of the election meeting.

· Ballots shall be counted, and election results announced, at the Board election meeting.



110 EAST DELAWARE CONDOMINIUM ASSOCIATION

110 E. Delaware finance Committee Meeting

September 26, 2023 4:30 PM

110 Delaware Lobby & Zoom

<https://us02web.zoom.us/j/3122865417> Meeting ID: 312 286 5417

One tap mobile +13126266799,,3122865417# US (Chicago)

Chicago, IL 60611

BOARD OF DIRECTORS MEETING WITH EXECUTIVE SESSION AGENDA

I. OPEN FORUM

An opportunity for homeowners to voice questions, concerns, or ideas.

II. CALL TO ORDER

President Delaney to call the meeting to order and confirm a quorum.

A. ROLL CALL & VERIFICATION OF QUORUM

Board president please confirm those present for the minutes.

III. NEW BUSINESS

A. PROPERTY TAX ISSUE

tax sale 102 - cook count clerk estimate 230911.pdf	6
tax sale 102 - notice of service 230911.pdf	10
cynthia stutts notarized change of address PIN 106.pdf	17

Please find attached a few items that you need to be made aware of –

1 – A notice from the Cook County Treasurer’s office of Tax Sale on parcel 102 (Nina and the Management Office)

2 – The actual bill itself from the Cook County Clerk showing that the sale was conducted November 10, 2021, and the amount due to redeem it (before January 30, when the tax lien buyer can take possession).

I know this raises numerous questions. Let me try to answer the most frequently asked questions for you first:

Why didn’t I do something sooner – I never knew about it, and there’s really no way I could have known about it. The Treasurer’s office only has an obligation to send the tax bills listed to the address on the bills, even the certified letters announcing the sale. The Clerk is obligated to send the tax sale redemption info to everyone who is affiliated with the parcel, which included the Manager, Tenant, President, Treasurer and

Legal Counsel. The sale itself took place in November 2021. It has been in arrear since 2018 (please see attached timeline).

Whose address is on the tax bills? Since 4/20/12 (not 5/15/12) Cynthia Stutts of Unit 1301's name & UPS Etc. PO Box was on the bills. Why her name is on there we have no idea. Management has spoken to Cynthia who claims she gave a bill to previous Management (Dorothy) but there's a 2012 bill with Cynthia's address in the paper files for 0\$. Which is before Dorothy started.

Why did Cynthia do it / why didn't she say anything? See above. We don't have the answers and may never have them. It is surprisingly common to have the wrong bills show up in a USPS mailbox, especially when a property is newly divided. Christine indicated she had a similar issue when she managed a new construction building previously. **The Cook County Treasurer is pulling the date unit 1301 had their address changed.**

Can't we vacate the sale because of the erroneous address? Unfortunately no, according to the Cook County Treasurer; Jim Field our property tax appeal attorney. And Kovitz Shifrin Nesbit.

Why was it assessed at \$2 for so many years? Because under the previous Assessor it was assessed a Common Area..

So why did the taxes start again in 2017/payable in 2018? Because every 3 years the entire city is reassessed, and the Assessor determined that half of it was profitable and put it back on the tax rolls. Jim Field did appeal it, but was not successful.

But ½ of the parcel is common area? The problem is, the new Assessor (and PTAB, the Property Tax Appeals Board) demand a higher standard of proof that it is common area -versus- profitable. They want proof in the declaration that the area is considered common area, and ours states in the plat that it is commercial.

Isn't there someone we can call to fix this? Management initially called a friend that is a higher-up in the Treasurer's office, who gave the direction. Currently we have senior staff from the Treasurer's & Clerk's offices., KSN and FirstService working on this diligently.

What do we do now? Ian Novak, one of the Vice Presidents of FirstService, is working with the Treasurer, Assessor, Jim Field and KSN, because there' too many questions that remain unanswered. No matter what, the \$40,434 in taxes since 2018 are due and payable. As long as that (and the \$21k in additional fees and fines) are paid by January 30, 2024, the Association will not lose the parcel.

110 East Delaware #102 & Management Office

Timeline of tax issues of PIN 17-03-211-022-1069

(regular building PIN is 17-03-211-022-1070)

1995 – 2008 – no taxes were due

2009-2011 – taxes were due

12/5/2011 Jim Fields successfully gets assessments down to \$2

4/20/2012 - Taxpayer address changed from Association to Cynthia Stutts, 40 E. Chicago Avenue #105, Chicago IL 60611 (it was erroneously reported the date was 5/15/12, but that's the expiration of the notary).

8/1/2012 – due date of zero balance bill for taxes received @ PM office (with Cynthia Stutts as owner)

2012-2017 – no taxes were due

2018 – became taxable again.

8/28/2023 – PM Received notice of tax sale

8/29/2023 – PM called Cook County Treasurer's office, changed address in tax bills and requested balance from Cook County Clerk via mail

9/11/2023 – received bill for \$61k++ in mail, which was prepared 9/1/2023

9/11/2023 – received letter from Kovitz Shifrin & Nesbit regarding monitoring & redemption

B. GARAGE ELEVATOR CODE ISSUES

▶ Action to be Taken: Board Review & Resolution

The parts are on order and it is expected to be finished in November - the city reinspection is 11/30/23 and the city hearing is December 7, 2023. The total amount of the repairs are \$31628.27

C. 2023 PROJECTIONS AND STATUS

▶ Action to be Taken: Board Review & Resolution

 [**LIST OF OUTSTANDING INVOICES 230920.pdf**](#) 19

BOARD OF DIRECTORS =110 EAST DELAWARE CONDOMINIUM ASSOCIATION

September 26, 2023 [SPECIAL] BOARD MEETING

RESOLUTION OF THE BOARD OF DIRECTORS TO BORROW MONEY FROM RESERVE ACCOUNT

WHEREAS, the Board of Directors (the "Board") of 110 East Delaware Condominium Association (the "Association") is the governing body of said Association and is charged with the direction and administration of the property subject to that certain Amended and Restated Declaration of Condominium Ownership for 110 East Delaware Condominium recorded in the Office of the Recorder of Deeds of Deeds of Cook County, Illinois; and

WHEREAS, the Board is need of funds to pay various operating expenses that are currently past due.

WHEREAS, the Board has determined that borrowing from the Association's Reserve Account is in the Association's best interest and will not adversely impact funding of work for which said Reserve Account is established.

- NOW, THEREFORE, BE IT RESOLVED THAT the Association borrow funds in an amount not to exceed \$90,000.00 to pay for the Association's past-due operating expenses from the Association's Reserve Account in accordance with, and upon the terms and conditions stated in, the attached Promissory Note, and that such borrowed funds be transferred to the Association's Operating Account.

BE IT FURTHER RESOLVED THAT the President, Secretary and/or Treasurer of the Board of the Association are hereby authorized and directed to do such acts and to execute any and all such documents which are necessary or appropriate to implement this Resolution.

Motion made by _____ and seconded by _____.

Vote Taken: For : _____ Against: _____ Abstain: _____

Adopted by the Board of Directors at a meeting held on September 26, 2023, at Chicago, Illinois.

FORM OF PROMISSORY NOTE

INSTALLMENT PROMISSORY NOTE

TO REPAY LOAN TO OPERATING ACCOUNT FROM RESERVE ACCOUNT

\$80,000.00

September 26, 2023

FOR VALUE RECEIVED, the 110 EAST DELAWARE CONDOMINIUM ASSOCIATION ("Association") of 110 East Delaware, Chicago, Illinois, 60611, promises to pay to the order of the RESERVE ACCOUNT OF the Association the principal sum of 90,000 Dollars (\$90,000.00) together with interest at the rate of ____ percent (____%) per annum from the date hereof on any principal sum balance from time to time unpaid. The said principal and interest shall be payable in _____ (____) equal monthly installments of _____ and ____/100 Dollars (\$____.00), the first such monthly installment to be payable on the first day of November 1, 2023 and the remaining installments on the same day of each successive calendar month thereafter until the principal sum of this Note shall have been paid. There shall be no late penalties assessed in the event the monthly payment is received by the holder of this Note by the end of the month when the payment is due; otherwise a late fee of \$50.00 shall be paid for each month an installment is not paid.

Payments shall be payable to "Reserve Account" from the "Operating Account" for the Association, or at such other place which the Board of the Association shall direct in writing.

All or any portion of the unpaid principal sum and accrued interest on this Note may be prepaid without premium or penalty, the amount of the prepayment to be applied first to accrued interest and the remainder to the unpaid principal.

AGREED AND EXECUTED this 26th day of September, 2023.

110 EAST DELAWARE CONDOMINIUM ASSOCIATION

By: _____

It's President

SECRETARY’S CERTIFICATION

I Alice Fan, Secretary of 110 East Delaware Condominium Association, an Illinois not-for-profit corporation, does hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of said Association, upon motion duly made and seconded at its September 26, 2023 [Special] Meeting which was duly noticed and at which a quorum of directors was present throughout, and that said Resolution has not been modified, altered or rescinded but remains in full force and effect.

Certified this 26th day of September, 2023.

Secretary

D. 2024 BUDGET PROPOSAL REVIEW

 **0465 - 2024 Detail Budget 3rd draft Board .pdf** 26

please notice a few things that are different from the report you received on Friday"

The % increase is 13.14% for the operating budget.

The PM salary is back to 20 hours per week

The property tax numbers have been updated to reflect both PINs.

IV. RECESS TO CLOSED SESSION

V. EXECUTIVE SESSION, IF NECESSARY

VI. RECONVENE TO OPEN

VII. ADJOURNMENT

President Delaney adjourned the meeting at 8:16pm

tax sale 102 - cook count clerk estimate 230911.pd.pdf



Karen A. Yarbrough, Cook County Clerk

Real Estate & Tax Services

118 N. Clark Street Room 434

Chicago, Illinois 60602

(312) 603-5645

www.cookcountyclerk.com

Transaction Receipt #: 02026483

Transaction Date: 8/31/2023 4:23 PM

Order ID: 40359

Collection Point: OTC

Delivery Method: Correspondence

Mailing Information:

Diana C Turowski

110 E. Delaware, Management Office

Chicago, IL 60611

Customer Details:

Company ID:

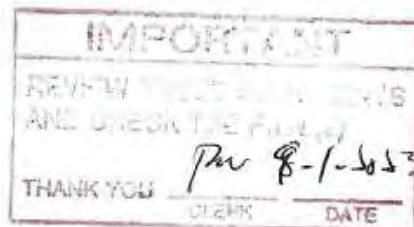
Phone: 3123865417

Fax:

Email:

Item ID	Item Status	Bill Type	Vol	Pin	Scavenger Year	Tax Year	Warrant Year
185840	Not Started	Annual Sale Bill	496	17-03-211-022-1069	0	2018	2018

Item ID	Item Status	Item Type	PIN	Category
185842	Delivered	Refund		General



ORDER NO. 2026483

NOTE: THIS ORIGINAL ESTIMATE MUST BE RETURNED AT TIME OF PAYMENT
ESTIMATE OF COST OF REDEMPTION: Annual sale



KAREN A. YARBROUGH

County Clerk of Cook County

Owner's Name or Trust No., Mailing Address & Phone No.

Name _____

Address _____

Telephone _____

Date Prepared 09-01-2023Permanent Real Estate Index Number 17-03-211-022-1069Volume Number 496 M. 1795 Class 5-99 Tax Code 74002Property Sold to LIEN GROUP LLCFor 2018 General Taxes OR Special Assessment Warrant No. _____ Inst no. _____Date of Sale 11-10-2021 Cert. No. 18-0004287Redemption date extended to 01-30-2024 ☒ By Affidavit of Purchaser

SUBSEQUENT TAXES ARE PAID BY THE TAX
 PURCHASER AND ARE SUBJECT TO ANNUAL
 INCREASE FROM THE DATE THEY ARE PAID

INST. YEAR	DATE PAID	AMOUNT PAID	PENALTY %	PENALTY AMOUNT
1 2019	04-07-2022	5,860.95	24	1,406.63
2 2019	04-07-2022	4,522.21	24	1,085.33
1 2020	04-07-2022	5,064.28	24	1,215.43
2 2020	04-07-2022	4,731.63	24	1,135.59
1 2021	04-07-2022	4,904.36	24	1,177.05
2 2021	01-30-2023	8,162.44	12	979.49
Total Subsequent Tax		7188.58	12	40,434.45
Total Subsequent Penalty				7,862.15

FEES: ARE SUBJECT TO INCREASE
 AS PAID BY THE TAX PURCHASER.

CLERK	18.28
TORRENS	
ADVER.	225.00
MAIL	184.43
SHERIFF	660.00
FILING	399.21
BUYER	35.00
OTHER	115.00
TITLE COSTS	

TOTAL FEES \$ 1,636.92

County Treasurer Funds	\$ 654.92
County Clerk Fees	\$ 47.00
Taxes Sold	\$ 10,698.44
Prior Year(s) Sold 0000 TO 0000	\$ 0.00
AMOUNT OF SALE	\$ 11,400.36
Penalty Periods 4 x 0 % = 0 %	\$ 0.00
Add interest of 1/2% per month when redemption period is extended from 11-10-2023 to 01-30-2024 = 0.0 %	\$ 0.00

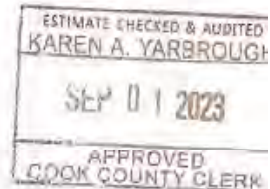
SUBSEQUENT TAXES

Total Subsequent Taxes	\$ 40,434.45
Total Subsequent Penalty	\$ 7,862.15
Clerk, Adver., Mail, Sheriff, Filing, Torrens & Court Costs	Fees \$ 1,636.92

Redemption Fees	\$ 10.00
Sub-Total	\$ 61,343.88
Cost of Estimate	\$ 3.00
GRAND TOTAL	\$ 61,346.88

NOTE: THE GRAND TOTAL IS
 SUBJECT TO INCREASE.

Sale penalties increase every 6 months
 from the date of sale. Additional
 penalty of _____ % amounting to
 \$ _____ added after _____.



THE ILLINOIS PROPERTY TAX CODE REQUIRES PAYMENT BE MADE IN FULL WITH
 CURRENCY, CERTIFIED OR CASHIER'S CHECK, EXPRESS OR U.S. MONEY ORDERS. NO PARTIAL
 PAYMENTS. ALL CHECKS MADE PAYABLE TO KAREN A. YARBROUGH, COOK COUNTY CLERK.

IMPORTANT: PLEASE READ REVERSE SIDE



CL30



1 OF 1

KAREN A. YARBROUGH COOK COUNTY CLERK



ESTIMATE OF REDEMPTION **TAX REDEMPTION DEPARTMENT** **REAL ESTATE & TAX SERVICES DIVISION**

IMPORTANT: PLEASE READ THE FOLLOWING:

1. Fees and subsequent taxes paid by the Tax Purchaser are subject to INCREASE at ANY time.
2. Please be sure to check the PROPERTY IDENTIFICATION NUMBER (PIN) prior to requesting an Estimate Cost of Redemption, so as to ensure that the PIN listed is for the actual property desired.
3. Please **PRINT** or **TYPE** the owner's name in the upper right-hand corner, along with a correct mailing address, with either the owner's address or a proxy's address (include a "care of"), where any receipts should be mailed.
4. The Clerk's Office MAY NOT accept any partial payment(s). The ENTIRE OUTSTANDING balance must be paid at ONE TIME.
5. Please note that if you MAIL a redemption, it MUST be postmarked (United States Postal Service Mail) at LEAST ONE (1)-DAY prior to the END of the redemption period. If sent by a PRIVATE CARRIER, the redemption MUST be RECEIVED by our office, on, or before the final day to redeem.

IF YOU HAVE ANY QUESTIONS CONCERNING THE ESTIMATE COST OF REDEMPTION, PLEASE CALL THE COOK COUNTY CLERK'S OFFICE,

TAX REDEMPTION DEPARTMENT AT:

(312) 603 - 5645

IF PAYING MY MAIL, PLEASE SEND TO THE FOLLOWING ADDRESS:

COOK COUNTY CLERK

TAX REDEMPTION DIVISION

118 N. CLARK STREET - ROOM 434

CHICAGO, ILLINOIS 60602

PLEASE MAKE CERTAIN TO ENCLOSE THE ORIGINAL ESTIMATE COST OF REDEMPTION WITH THE PAYMENT IF RETURNING BY MAIL. ALL RECEIPTS WILL BE MAILED TO THE ADDRESS PRINTED ON THE

tax sale 102 - notice of service 230911.pdf

TAX DEED NO. 2023COTD000449

FILED: August 4, 2023

TAKE NOTICE

County of COOK
Date Premises Sold November 10, 2021
Certificate No. 18-0004287
Sold for General Taxes of (year) 2018
Sold for Special Assessment of (Municipality)
and special assessment number Not Applicable
Warrant No. None Installment No. None

**THIS PROPERTY HAS BEEN SOLD FOR
DELINQUENT TAXES**

Property located at 110 E. Delaware Place, Unit 102, Chicago, IL

Legal Description or Property Index No. 17-03-211-022-1069, Volume 496

This notice is to advise you that the above property has been sold for delinquent taxes and that the period of redemption from the sale will expire on January 30, 2024.

The amount to redeem is subject to increase at 6 month intervals from the date of sale and may be further increased if the purchaser at the tax sale or his or her assignee pays any subsequently accruing taxes or special assessments to redeem the property from subsequent forfeitures or tax sales. Check with the county clerk as to the exact amount you owe before redeeming.

This notice is also to advise you that a petition has been filed for a tax deed which will transfer title and the right to possession of this property if redemption is not made on or before January 30, 2024.

This matter is set for hearing in the Circuit Court of this County, in Richard J. Daley Center, 50 W. Washington Street, Courtroom 1704, Chicago, IL 60602 on February 28, 2024 at 9:30 AM.

You may be present at this hearing but your right to redeem will already have expired at that time.

**YOU ARE URGED TO REDEEM IMMEDIATELY
TO PREVENT LOSS OF PROPERTY**

Redemption can be made at any time on or before January 30, 2024 by applying to the County Clerk of COOK County, Illinois at the office of the County Clerk in Chicago, Illinois.

For further information contact the County Clerk

ADDRESS: 118 N. Clark St., Ste. 434, Chicago, IL 60602
TELEPHONE: 312-603-5645

LIEN GROUP, LLC
Purchaser or Assignee
Dated August 4, 2023

SERVICE LIST - SHERIFF SERVICE

CASE NO. 2023COTD000449

RESIDENT OWNERS - PERSONAL SERVICE (IF NO SERVICE, SEND CERTIFIED MAIL):

110 East Delaware Condominium Association
110 E. Delaware Place
Unit 102
Chicago, IL 60611

110 East Delaware Condominium Association
c/o KSN REGISTERED AGENT, LLC
175 N. Archer Ave
Mundelein, IL 60060-2301
7021 0950 0000 3371 5788

110 East Delaware Condominium Association
c/o KSN REGISTERED AGENT, LLC
110 E. Delaware Place
Chicago, IL 60611

110 East Delaware Condominium Association
c/o Allison Delaney
110 East Delaware #2002
Chicago, IL 60611

110 East Delaware Condominium Association
c/o Alice Fan
110 East Delaware #802
Chicago, IL 60611

OTHER PARTIES TO BE SERVED (IF NO SERVICE, SEND CERTIFIED MAIL):

Nina Mitchell
110 E. Delaware Place,
Unit 102
Chicago, IL 60611

John Leydon
110 E. Delaware Place,
Unit 102
Chicago, IL 60611

Unknown Occupants
110 E. Delaware Place,
Unit 102
Chicago, IL 60611

Michigan Place Condominium Association
c/o Daniel T Schermerhorn
2733 Central St
Evanston, IL 60201

CYNTHIA STUTTS
40 E CHICAGO AVE #105
CHICAGO, IL 60611-2026

County Clerk of COOK County, Illinois
118 N. Clark St., Ste. 434, Chicago, IL 60602

Our File No. LIENGROUP/18-0004287



SHERIFF'S OFFICE OF COOK COUNTY, ILLINOIS
AFFIDAVIT OF SERVICE



* 2 0 0 3 0 1 9 5 *

3

CASE NUMBER: 2023COTD000449

MULT.SER. 11

DOC. TYPE: TD BULK

DIE DATE: 09/15/2023

RECEIVED DATE: 08/10/2023

FILED DATE: 08/04/2023

DIST: 611 DC

DEFENDANT

110 EAST DELAWARE CONDOMINIUM ASSOCIATION
110 E DELAWARE PL
CHICAGO, IL 60611

PLAINTIFF

LIEN GROUP LLC

ATTORNEY

STANKO MCCARTHY LAW GROUP
120 N LASALLE, STE 1200,
STE 1200
CHICAGO, IL 60602, (312) 236 - 8400

ATTACHED FEE AMOUNT:

SERVICE INFORMATION: R/A: KSN RA LLC, 01 30 2024 PRSNL SRVC

I CERTIFY THAT I SERVED THE DEFENDANT/RESPONDENT AS FOLLOWS:

(1) PERSONAL SERVICE:

BY LEAVING A COPY OF THE WRIT/ORDER WITH THE DEFENDANT/RESPONDENT PERSONALLY, AND INFORMING DEFENDANT/RESPONDENT OF CONTENTS.

(2) SUBSTITUTE SERVICE:

BY LEAVING A COPY OF THE SUMMONS AND COMPLAINT AT THE DEFENDANTS USUAL PLACE OF ABODE WITH A FAMILY MEMBER OR PERSON RESIDING THERE, 13 YEARS OR OLDER, AND INFORMING THAT PERSON OF THE CONTENTS OF THE SUMMONS, ALSO, A COPY OF THE SUMMONS WAS MAILED TO THE DEFENDANT AT HIS OR HER USUAL PLACE OF ABODE ON THE ____ DAY OF ____ 20__

(3) UNKNOWN OCCUPANTS:

BY LEAVING A COPY OF THE SUMMONS AND COMPLAINT NAMING 'UNKNOWN OCCUPANTS' WITH A PERSON OF THE AGE OF 13 OR UPWARDS OCCUPYING SAID PREMISE.

(4) CORP/CO/BUS/PART:

BY LEAVING THE APPROPRIATE NUMBER OF COPIES OF THE SUMMONS, COMPLAINTS, INTERROGATORIES, JUDGMENTS, CERTIFICATIONS AND NOTICES WITH THE REGISTERED AGENT, AUTHORIZED PERSON OR PARTNER OF THE DEFENDANT CORPORATION ____ COMPANY ____ BUSINESS ____ PARTNERSHIP

(5) PROPERTY RECOVERED:

NO ONE PRESENT TO RECEIVE ORDER OF COURT. ORDER POSTED IN PLAIN VIEW.

(6) S.O.S./D.O.I.:

BY LEAVING THE SUMMONS AND COMPLAINT WITH THE SECRETARY OF THE STATE/DIRECTOR OF INSURANCE OF THE STATE OF ILLINOIS, AN AGENT OF SAID DEFENDANT LISTED ABOVE, ANY AGENT OF SAID CORPORATION NOT FOUND IN THE COUNTY OF COOK

(7) CERTIFIED MAIL:

*****COMPLETE THIS SECTION IF WRIT IS A THIRD PARTY CITATION/GARNISHMENT *****

(8)

AND BY MAILING ON THE ____ DAY OF ____ 20__ A COPY OF THE THIRD PARTY GARNISHMENT/CITATION SUMMONS AND NOTICE TO THE JUDGEMENT DEBTOR'S LAST KNOWN ADDRESS AS INDICATED IN THE NOTICE WITHIN (2) BUSINESS DAYS OF SERVICE UPON GARNISHEE/THIRD PARTY DEFENDANT.

THE NAMED DEFENDANT WAS NOT SERVED FOR THE GIVEN REASON BELOW:

____ (01) NO CONTACT	____ (05) WRONG ADDRESS	____ (09) DECEASED
____ (02) MOVED	____ (06) NO SUCH ADDRESS	____ (10) NO REGISTERED AGENT
____ (03) EMPTY LOT	____ (07) EMPLOYER REFUSAL	____ (11) OUT OF COOK COUNTY
____ (04) NOT LISTED	____ (08) CANCELLED BY PLAINTIFF ATTY	____ (12) OTHER REASON (EXPLAIN)

EXPLANATION:

WRIT SERVED ON:

SEX: M / F RACE: AGE:

THIS DAY OF 20

THOMAS J. DART

SHERIFF, BY, DEPUTY

DATE

TIME(AM/PM)

STAR#

LJOHNSON3

TAKE NOTICE

County of COOK
Date Premises Sold November 10, 2021
Certificate No. 18-0004287
Sold for General Taxes of (year) 2018
Sold for Special Assessment of (Municipality)
and special assessment number Not Applicable
Warrant No. None Installment No. None

**THIS PROPERTY HAS BEEN SOLD FOR
DELINQUENT TAXES**

Property located at 110 E. Delaware Place, Unit 102, Chicago, IL

Legal Description or Property Index No. 17-03-211-022-1069, Volume 496

This notice is to advise you that the above property has been sold for delinquent taxes and that the period of redemption from the sale will expire on January 30, 2024.

The amount to redeem is subject to increase at 6 month intervals from the date of sale and may be further increased if the purchaser at the tax sale or his or her assignee pays any subsequently accruing taxes or special assessments to redeem the property from subsequent forfeitures or tax sales. Check with the county clerk as to the exact amount you owe before redeeming.

This notice is also to advise you that a petition has been filed for a tax deed which will transfer title and the right to possession of this property if redemption is not made on or before January 30, 2024.

This matter is set for hearing in the Circuit Court of this County, in Richard J. Daley Center, 50 W. Washington Street, Courtroom 1704, Chicago, IL 60602 on February 28, 2024 at 9:30 AM.

You may be present at this hearing but your right to redeem will already have expired at that time.

**YOU ARE URGED TO REDEEM IMMEDIATELY
TO PREVENT LOSS OF PROPERTY**

Redemption can be made at any time on or before January 30, 2024 by applying to the County Clerk of COOK County, Illinois at the office of the County Clerk in Chicago, Illinois.

For further information contact the County Clerk

ADDRESS: 118 N. Clark St., Ste. 434, Chicago, IL 60602
TELEPHONE: 312-603-5645

LIEN GROUP, LLC
Purchaser or Assignee
Dated August 4, 2023

CYNTHIA STUTTS
40 E CHICAGO AVE #105
CHICAGO, IL 60611-2026

County Clerk of COOK County, Illinois
118 N. Clark St., Ste. 434, Chicago, IL 60602

Our File No. LIENGROUP/18-0004287

cynthia stutts notarized change of address PIN 106.pdf

To update the name and/or mailing address, check the box on the front of this coupon and complete this form.

CYNTHIA STUTTS

NAME (Do not exceed the spaces on this form.)

40 E CHICAGO AVE #105

MAILING ADDRESS (Include Unit Number, if needed.)

CHICAGO

CITY

IL 60611

STATE

ZIP + 4

PHONE (include area code)

E-MAIL

Upon oath and under penalty of perjury, I hereby certify to the Clerk of the Cook County Treasurer that I have the legal authority to execute this instrument as the owner, recent owner or for the owner of the property.

Signature of applicant
Cynthia Stutts

Printed name of applicant
Cynthia Stutts

VALID ONLY IF NOTARIZED - IF SUBMITTED BY MAIL

COMPLETED

OFFICIAL SEAL
DIANA BISSIC
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 05/15/14

Notary State of IL County of Cook
My commission expires 05/15/14

LIST OF OUTSTANDING INVOICES 230920.pdf

OUTSTANDING UNBUDGETED EXPENSES:	\$208,434.39
OUTSTANDING BUDGETED EXPENSES:	\$86,886.25
PLUS, Tax redemption \$\$	61,346.88
PLUS, elevator Code issues	\$31,628.27
TOTAL OUTSTANDING EXPENSES:	\$388,295.79
TOTAL CAPITAL PAYMENTS:	\$267,742.92
pending Due to / Due from	\$ 31,820.49
REVISED TO BE REIMBURSED TO RESERVES	\$88,732.38

Amount to trnsfer 9/21/23 - unpaid capital \$\$	\$142,649.94
pending Due to / Due from	\$ 31,820.49
First Transfer 9/21/23	\$177,000.00

Why 110 Needs a Reserve Transfer to Operating - September 7, 2023 (9/25/23 10p)

<u>Vendor</u>	<u>Date</u>	<u>Description</u>	<u>GL #</u>	<u>GL or Project</u>	<u>Outstanding</u>	<u>Pa</u>
---------------	-------------	--------------------	-------------	----------------------	--------------------	-----------

REPAIRS RELATED TO 102

Ashland Lock & Secur	7/18/2023	102 - wireless front door	7470	Security Services	\$1,045.08	
Edwards Engineering	8/9/2023	102 Heat & AC nstall	7632	HVAC Repairs/Supplie	\$18,754.00	
Edwards Engineering				102 insulation		\$2,5
Edwards Engineering				recover duct		\$1,5
Edwards Engineering				reinsulate 102		\$3,9
Edwards Engineering				com ed vault intake 102		\$8
Lauren's Restoration				102 electric		\$6,4
Lauren's Restoration				replace 102 drywall		\$22,9
Tee Jay Service Comp	6/28/2023	new door for 102	9160	Building Cap Exp	\$6,044.00	
The Telephone Company	5/18/2023	monthly, includes 102 wor	8560	Telephone/Internet Expense	\$2,110.39	
US bank (C Thru)				for unit 102		\$9
TOTAL					\$27,953.47	\$39,1

REPAIRS RELATED TO 103

Dunning				103 repair		\$8
Dunning				103 repair		\$1,1
Dunning Electrical	8/8/2023	separating out store from	7620	Electric Repairs/Sup	\$1,127.50	
TOTAL					\$1,127.50	\$2,0

2022 EXPENSES

Chicago Locksmith		lock project				\$3,8
Inside Out Group	3/27/2023	FY22 - garage project 3 o	9160	Building Cap Exp	\$34,000.00	
Inside Out Group	3/27/2023	FY22 - garage 2/3	9160	Building Cap Exp	\$33,449.99	
Inside Out Group	8/4/2023	fy22 - garage project 10%	9160	Building Cap Exp	\$15,517.46	
Mega Locksmith		lock project				\$13,7
Mega Locksmith & Securit	5/11/2023	2nd 1/2 lock project	9160	Building Cap Exp	\$7,718.00	
Servpro of Evergreen Par	4/4/2022	FINAL FINAL insurance cla	8740	Insurance Claim Expe	\$42,092.24	

				TOTAL	\$132,777.69	\$17,5
--	--	--	--	--------------	---------------------	--------

UNANTICIPATED REPAIRS/EXPENSES

advanced Sprnkler		irrigation				\$11,4
AMS Mechanical Syste	4/26/2023	jetting of garage - clogg	7610	Plumbing Reps/Supps	\$4,104.00	
Ashland Door & Lock		door openers				\$10,4
Ashland Door & Lock		ADA levers				\$4,3
Ashland Lock & Secur	6/27/2023	finalize common area door	7470	Security Services	\$3,530.45	
Ashland Door & Lock				package room door	\$2,410.00	
Ashland Lock & Secur	6/29/2023	final - storage & package	7470	Security Services	\$3,147.15	
Ashland Lock & Secur	6/29/2023	auto operator for garage	7470	Security Services	\$2,053.13	
Cook County Treasurer		property tax appeal				\$25,9
Fox Valley Fire & Sa	5/10/2023	5 year standpipe test	7450	Fire Prevention	\$2,100.00	
Johnsn Controls				repair master control		\$7,7
weinberg Plumbing		20th floor valve replacement				\$11,5
Weinberg Plumbing Co.,	5/3/2023	plumbing for irrigation s	9160	Building Cap Exp	\$5,480.00	
Weinberg Plumbing Co.,	6/28/2023	sink in compactor room	7610	Plumbing Reps/Supps	\$2,790.00	
Weinberg Plumbing Co.,	6/28/2023	20th floor plumbing line	7610	Plumbing Reps/Supps	\$5,090.00	
Weinberg Plumbing Co.,	7/7/2023	additional work on valve	7610	Plumbing Reps/Supps	\$4,800.00	
				TOTAL	\$35,504.73	\$71,5

HVAC CHARGEBACK - UNBUDGETED YET COLLECTED

☐	Air Rite Heating & C	12/13/2022			HVAC - CHARGEBACK	\$280.00	
☐	Air Rite Heating & C	12/13/2022			HVAC - CHARGEBACK	\$280.00	
☐	Air Rite Heating & C	12/13/2022			HVAC - CHARGEBACK	\$280.00	
☐	Air Rite Heating & C	12/13/2022			HVAC - CHARGEBACK	\$280.00	
☐	Air Rite Heating & C	12/14/2022			HVAC - CHARGEBACK	\$720.00	
☐	Air Rite Heating & C	12/21/2022			HVAC - CHARGEBACK	\$260.00	
☐	Air Rite Heating & C	12/14/2022			HVAC - CHARGEBACK	\$260.00	
☐	Air Rite Heating & C	12/13/2022			HVAC - CHARGEBACK	\$280.00	
☐	Air Rite Heating & C	12/13/2022			HVAC - CHARGEBACK	\$280.00	
☐	Air Rite Heating & C	12/14/2022			HVAC - CHARGEBACK	\$160.00	

☐	Air Rite Heating & C	12/14/2022			HVAC - CHARGEBACK	\$160.00	
☐	Air Rite Heating & C	12/14/2022			HVAC - CHARGEBACK	\$280.00	
☐	Air Rite Heating & C	12/14/2022			HVAC - CHARGEBACK	\$280.00	
☐	Air Rite Heating & C	12/13/2022			HVAC - CHARGEBACK	\$480.00	
☐	Air Rite Heating & C	12/16/2022			HVAC - CHARGEBACK	\$280.00	
☐	Air Rite Heating & C	12/14/2022			HVAC - CHARGEBACK	\$720.00	
☐	Air Rite Heating & C	12/13/2022			HVAC - CHARGEBACK	\$280.00	
☐	Air Rite Heating & C	12/13/2022			HVAC - CHARGEBACK	\$440.00	
☐	Air Rite Heating & C	12/21/2022			HVAC - CHARGEBACK	\$840.00	
☐	Air Rite Heating & C	12/13/2022			HVAC - CHARGEBACK	\$280.00	
☐	Air Rite Heating & C	12/13/2022			HVAC - CHARGEBACK	\$280.00	
☐	Air Rite Heating & C	12/16/2022			HVAC - CHARGEBACK	\$480.00	
☐	Air Rite Heating & C	12/16/2022			HVAC - CHARGEBACK	\$280.00	
☐	Air Rite Heating & C	12/16/2022			HVAC - CHARGEBACK	\$480.00	
☐	Air Rite Heating & C	12/14/2022			HVAC - CHARGEBACK	\$480.00	
☐	Air Rite Heating & C	12/21/2022			HVAC - CHARGEBACK	\$480.00	
☐	Air Rite Heating & C	12/16/2022			HVAC - CHARGEBACK	\$96.00	
☐	Air Rite Heating & C	12/21/2022			HVAC - CHARGEBACK	\$320.00	
☐	Air Rite Heating & C	1/11/2023			HVAC - CHARGEBACK	\$350.00	
☐	Air Rite Heating & C	3/9/2023			HVAC - CHARGEBACK	\$705.00	
					TOTAL	\$11,071.00	

UNPAID OPERATING INVOICES

Anderson Pest Solutions	8/7/2023 qsrterly	7420 Exterminating	\$119.84
Abbott Painting , In	8/4/2023 repair of ceiling	7805 Contract Landscape	\$725.00
ABOMA	8/5/2023 ABOMA membership dues	8556 Dues, Fees, & Licens	\$575.00
Alliant Insurance Servic	8/2/2023 3 of 4 commercial package	8710 All Association Insu	\$9,382.00
☐ American Anchor Inc.	6/30/2023	WINDOW WASH	\$575.00
Anderson Pest Solutions	7/3/2023 exterminating	7420 Exterminating	\$119.84
Angie Mead	8/21/2023 Fall Planting	7805 Contract Landscape	\$2,410.00
Ashland Lock & Secur	7/15/2023 brivo monthly	7470 Security Services	\$45.60

Ashland Lock & Secur	7/25/2023	auto operato arm repair	7470 Security Services	\$520.00
Ashland Lock & Secur	8/15/2023	brivo monthly	7470 Security Services	\$45.60
☐ AT& t	8/21/2023		INTERNET	\$52.35
Axiom LLC	8/7/2023	consultant contract	7460 Elevator Services	\$2,000.00
Bristol Cleaners	7/23/2023	July uniform expenses	7475 All Uniform Expenses	\$167.00
CAM Pipe Clearing In	7/10/2023	3 unit pipe clearing	7610 Plumbing Reps/Supps	\$291.50
CAM Pipe Clearing In	7/10/2023	22 unit pipe cleaning	7610 Plumbing Reps/Supps	\$1,736.50
Clark Devon Hardware Co	7/24/2023	odoban, pinesol, etc.	7607 Maintenance Supplies	\$88.10
Clark Devon Hardware Co	7/29/2023	light bulbs	7607 Maintenance Supplies	\$59.08
Clark Devon Hardware Co	7/29/2023	nozzle, wedges, emergency	7607 Maintenance Supplies	\$288.71
Clark Devon Hardware Co	7/31/2023	door lever	7607 Maintenance Supplies	\$132.28
Clark Devon Hardware Co	7/31/2023	exit fixture	7607 Maintenance Supplies	\$220.49
Clark Devon Hardware Co	8/1/2023	paper towels	7607 Maintenance Supplies	\$59.48
Clark Devon Hardware Co	8/1/2023	squeegee, washer fluid	7607 Maintenance Supplies	\$72.70
Clark Devon Hardware Co	8/1/2023	return bulbs	7607 Maintenance Supplies	-\$98.55
Clark Devon Hardware Co	8/23/2023	emergency light fixture &	7607 Maintenance Supplies	\$353.84
Clark Devon Hardware Co	8/24/2023	cleaning supplies & flyin	7607 Maintenance Supplies	\$219.28
☐ Clark Devon Hardware Co	8/29/2023		SUPPLIES, MAINTENANCE	\$52.85
☐ Dunning Electrical	6/8/2023		ELECTRIC REPAIRS	\$605.00
Edwards Engineering	7/12/2023	quarterly HVAC contract (	7631 HVAC Maint Contract	\$7,212.50
Fujitec America Inc.	6/1/2023	June elevators	7461 Elevator Maint Contr	\$2,625.60
Fujitec America Inc.	7/1/2023	July elevators	7461 Elevator Maint Contr	\$2,625.60
Fujitec America Inc.	8/1/2023	August elevators	7461 Elevator Maint Contr	\$2,625.60
☐ Fujitec America Inc.	4/27/2023		ELEVATOR REPAIRS	\$3,407.24
☐ Fujitec America Inc.	9/1/2023		ELEVATOR CONTRACT	\$2,625.60
Jonnnson Controls Fire	6/26/2023	alarm issues	7648 Fire System Maint	\$2,327.86
K2N Crest	6/17/2023	agreemnt, pre-constr., 2	9163-5 Carpentry-Roof Repl	\$2,560.00
☐ Crest	8/12/2023		CAPITAL 4TH FLOOR	\$2,040.29
Kovitz Shifrin Nesbi	7/11/2023	garage issues	8521 Legal Services (Assn	\$1,496.00
Kovitz Shifrin Nesbi	7/11/2023	July retainer	8520 Legal Services (Res)	\$975.00
Kovitz Shifrin Nesbi	8/7/2023	August retainer	8521 Legal Services (Assn	\$975.00
Kovitz Shifrin Nesbi	8/15/2023	garage elevator issues	8521 Legal Services (Assn	\$170.00
☐ Kovitz Shifrin Nesbi	8/7/2023		LEGAL	\$235.00
LKS HOLDINGS LLC	7/25/2023	august services	7410 Scavenger Services	\$695.82

☐	LRS HOLDINGS LLC	8/25/2023	
martin Mack Fire & Safet	8/16/2023	Fire Extinguishers	
Quill Corporation	5/5/2023	credit for bonus program	
RCN	8/1/2023	1001011178401 - 0465 July	
Reliable Fire and Securi	7/31/2023	Sprinkler inspection	
Rentokil North America I	8/7/2023	quarterly service	
SET Electrical Sales LLC	8/23/2023	flood buzz alarms	
Shine On Group	7/14/2023	window washing	
Tee Jay Service Comp	7/10/2023	front door repairs, big g	
THE ADT SECURITY CORP	6/29/2023	alarm monitoring	
The Telephone Company	7/18/2023	monthly phone	
☒	The Telephone Company	8/18/2023	

SCAVENGER	\$715.48
7450 Fire Prevention	\$940.67
8550 General Office Exp	-\$69.99
7623 Cable Services	\$6,811.49
7450 Fire Prevention	\$2,997.00
7420 Exterminating	\$119.84
7610 Plumbing Reps/Supps	\$4,567.73
7432 Window Washing	\$2,125.00
7470 Security Services	\$3,744.91
7470 Security Services	\$6.81
8560 Telephone/Internet Expense	\$278.59
PHONE	\$281.96
TOTAL	\$75,815.25

0465 - 2024 Detail Budget 3rd draft Board .pdf



110 E Delaware Condo (#0465)

2024 Budget Comparison

GL	DESCRIPTION	2021 ACTUAL	2022 ACTUAL	2023 BUDGET	2023 PROJECTION	2024 BUDGET	VAR \$ ('24 BUD- '23 BUD)	VAR % ('24 BUD- '23 BUD)	NOTES	VENDO
OPERATING BUDGET										
4010	Assessments - Regular	(913,035)	(949,753)	(985,149)	(985,149)	(1,114,581)	(129,432)	13.1%	13.14 % increase from 2023 budgeted assessments	
4020	Late Charges	(4,580)	(5,940)	(3,600)	(5,700)	(5,400)	(1,800)	50.0%	Average of 3 late fees per month at \$150 per late fee.	
4030	Move In/Move Out Fees	(9,000)	(1,450)	(7,200)	(2,800)	(4,800)	2,400	-33.3%	Based on 6 moves, both sides, at \$400 - Actual was very low, only one unit sold.	
4050	Violation Income	0	0	0	(500)	0	0		Association historically does not have a high rate of violations and Management did not budget anything in here in fear it would become a "quota".	
4110	Laundry Room Income	(2,084)	(1,471)	(1,992)	(1,801)	(1,992)	0	0.0%	Based on a monthly average of \$166 per month	Family Ph
4120	Concession/Vending Inc.	0	(50)	0	0	0	0			
4130	Key Charges	(350)	(130)	(350)	(250)	(500)	(150)	42.9%	Category reflects income generated from key copies or lock repairs. Fobs \$50, Keys \$25. Expect more from the new locks.	
4143	Leased Parking	(60,000)	(53,475)	(63,040)	(63,040)	(65,782)	(2,742)	4.3%	FY2023, NCR Parking \$5150 per month through April 2023, thereafter \$5305 p/m. New Contract 4/30/24, estimate 5% increase (based on last contract). FY22 had a \$2575 reduction in September and \$5150 in October due to garage construction.	NCR Par
4145	Lease Fee Income	(4,300)	(10,300)	(13,000)	(11,750)	(11,000)	2,000	-15.4%	Budgeted based on 22 renewed leases per year at \$500.00 per the Rules & Regulations. Charged in October/November.	
4150	Commerical Rent	(57,355)	(59,905)	(35,000)	(30,872)	(42,000)	(7,000)	20.0%	Unit 101, Marcus: FY23 - \$1884.56/month (but these go into the Assessments category) Unit 102, Nina Mariano, \$1500/per month, renews 5/1/24 Unit 103, DD&S Tailors, \$2,000/month, renews 2/11/25	NINA / D
4180	Pet Income	0	0	0	0	(1,500)	(1,500)	New	Per discussions with President Delaney, this would be instituted to help mitigate the costs of cleaning up the pet accidents in the common areas - Dogs \$100/year, Cats \$25/year.	
4990	Misc Cash Receipts	0	157	(250)	(60)	(250)	0	0.0%	Miscellaneous collected monies that arrive into the association, such as scavenger rebates, etc.	
4995	Miscellaneous Income	(1,000)	1,500	(1,000)	(572)	(750)	250	-25.0%	Construction Fee at \$250, estimate 3 rehab projects. Fines & Violations have been moved to a separate line item.	



110 E Delaware Condo (#0465)

2024 Budget Comparison

GL	DESCRIPTION	2021 ACTUAL	2022 ACTUAL	2023 BUDGET	2023 PROJECTION	2024 BUDGET	VAR \$ ('24 BUD- '23 BUD)	VAR % ('24 BUD- '23 BUD)	NOTES	VENDO
7011	On Site Manager	51,499	43,430	49,513	51,366	53,342	3,829	7.7%	Numbers fluctuate because there was no manager part of 2022. 20 hour per week part-time on-site manager's salary. Includes 1/2 of employers portion of health benefits and payroll taxes.	
7024	Janitorial Personnel	65,137	74,756	72,920	78,927	74,830	1,910	2.6%	Janitorial agreement through ABOMA with SEIU through November 30, 2024. Effective 12/1/23, \$30 per hour for LOW MINIMUM. High minimum is \$33.41; Serge is at \$32.71 with 8 hours overtime per month.	ABOMA
7032	Doormen/Security Personnel	181,832	203,321	199,709	213,129	208,971	9,262	4.6%	Door Staff contract through ABOMA for SEIU expires 11/30/25; Current rate is \$19.35/hour, increases to \$20.35/hour on 12/1/23, \$21.35 on 12/1/24. On-call staff have lowered overtime costs. All vacations are accounted for and covered August - October.	ABOMA
7065	Payroll Process Fees	2,262	1,981	792	1,469	2,064	1,272	160.6%	Payroll processing fees from ADP to coordinate checks and reporting.	
7081	Payroll Taxes/Benefits	71,087	83,483	90,352	86,726	96,998	6,646	7.4%	MAINTENANCE: Health/Welfare - \$1123.20 per month until 12/1/24. Pension - \$242.67/month Education: \$22.53/month DOOR STAFF: Health/Welfare - \$1123/mo., \$6.48/hour Pension: .70/hour	
7082	FICA Tax Expense	20,795	21,530	22,049	23,497	22,907	858	3.9%	FICA tax includes a 6.2% Social Security tax and 1.45% Medicare tax on earnings (total 7.65%). In 2022, only the first \$147,000 of earnings are subject to the Social Security; it increases to \$155,100 in 2023.	
7083	Federal Unemployment Tax	288	325	292	523	366	74	25.3%	FUTA: Federal Unemployment, 6% on the first \$7000 paid to an employee.	
7084	State Unemployment Tax	545	1,303	407	1,546	477	70	17.2%	SUTA: State Unemployment. The 2022 Illinois state unemployment insurance (SUI) experience-rated tax rates ranged from 0.725% to 7.625%, up from 0.675% to 6.875% for 2021. The SUI taxable wage base remained \$12,960 for 2022.	
7088	Employee Unit Benefit	14,250	15,000	15,600	15,000	15,600	0	0.0%	Engineer housing allowance \$1300 per month. In lieu of actual apartment being supplied, it is based on rental of a one bedroom within 5 miles of property.	



110 E Delaware Condo (#0465)

2024 Budget Comparison

GL	DESCRIPTION	2021 ACTUAL	2022 ACTUAL	2023 BUDGET	2023 PROJECTION	2024 BUDGET	VAR \$ ('24 BUD- '23 BUD)	VAR % ('24 BUD- '23 BUD)	NOTES	VENDO
7210	Electricity	83,569	75,993	98,357	78,423	112,533	14,176	14.4%	Based on historical data/locked rate, no normalization. Was .0507/kwh in FY2022/23, rose to .06467/kwh, a 30% increase. Contract up November 30, 2024.	Constella
7220	Water & Sewer	28,472	27,945	31,915	34,985	35,104	3,189	10.0%	Category represents charges from City for water and sewer service with a 10% increase from 2023 (based on historical)	
7230	Gas	8,908	15,737	20,407	14,078	16,454	(3,953)	-19.4%	Based on locked-in rate but FY2023 decrease; new contract that expires August 1, 2024 - estimate supply going from .412/therm to .787/therm.	Constella
7230-5	Gas Reimbursements	0	0	0	(25,621)	0	0		FY2023 - overpayment from FY2020 received.	
7410	Scavenger Services	7,788	7,674	8,039	8,454	8,440	401	5.0%	Garbage removal + Overage cost, recycling service; estimate 5% increase in new year. Help offset by charging for dumpster items like mattresses.	Lakeshor Services
7412	Compactor/Trash Chute	0	0	0	0	4,050	4,050	New	NEW Quote from Kohlmann Chutes for \$575 for annual preventative maintenance on chute and compactors, \$1000 for potential repairs, and \$2475 for Maximum Cleaning to power-wash the chute; \$125 per month with Aegis (as PrestoX was not effective). Allow \$500 for extra services.	
7420	Exterminating	1,472	1,434	1,542	1,922	2,000	458	29.7%	Two cleanings a year at \$2045 each (Shine-On) includes commercial spaces at \$75 every other week (26 times) + \$795 for annual roof anchor inspection	Presto X
7432	Window Washing	3,650	3,475	5,785	8,672	6,835	1,050	18.2%	Maintenance did not purchase the steam cleaner as the good ones would have run \$3500 or more. Estimates being provided.	Shine-Or
7433	Carpet Cleaning	0	598	0	0	2,000	2,000	New	Light bulbs for common area, LED's replaced by Retrofit Rebates in 2022.	
7441	Lights, Bulbs and Tubes	1,220	0	500	416	500	0	0.0%	Annual fire alarm fee is \$3750 from Affiliated Martin Mack - 62 fire extinguisher inspections in August, \$400 Fox Valley fire pump test \$1500, Reliable sprinkler testing \$1,750 6 Backflow testing at \$150 each Estimate additional \$2,500 for incidental repairs (new alarm CPU and sprinkler repairs in FY23)	Affiliated Valley
7450	Fire Prevention	5,794	12,144	8,650	15,056	10,800	2,150	24.9%	Category for repairs and overtime fees not covered by maintenance contract. Includes \$1205 for EIS inspection and 3rd party testing requirement.	
7460	Elevator Services	460	6,160	3,000	32,753	3,500	500	16.7%		



110 E Delaware Condo (#0465)

2024 Budget Comparison

GL	DESCRIPTION	2021 ACTUAL	2022 ACTUAL	2023 BUDGET	2023 PROJECTION	2024 BUDGET	VAR \$ ('24 BUD- '23 BUD)	VAR % ('24 BUD- '23 BUD)	NOTES	VENDO
7461	Elevator Maintenance Contract	28,579	31,307	31,507	31,511	33,082	1,575	5.0%	Currently \$2625.50 per month in FY 2023, 5% increase per contract to 1/1/24.	Fujitec
7470	Security Services	4,829	5,351	3,846	33,884	4,782	936	24.3%	Johnson Controls quarterly monitoring charges of \$812, twice annual ADT charge of \$70, monthly Brivo of \$45.60. Estimated \$750 in repairs and 5% increase. FY2023 was high because of new fobs @ package, bike & storage rooms, power assist doors & new doors in 102 & package room..	Johnson ADT, Bri
7475	All Uniform Expenses	3,769	1,559	3,000	1,698	1,800	(1,200)	-40.0%	Uniform cleaning now being done by Bristol Cleaners across the street. \$150/month, allow \$1500 for new vests & replacement items. Much less expensive than Lechner and Cintas.	
7480	Maintenance Services	0	3,952	1,850	1,000	1,750	(100)	-5.4%	Temporary janitor for when Serge goes on vacation or has leave.	
7480-5	Maintenance Service Reimb	0	(2,250)	0	0	0	0			
7481	Water Softner Contract	0	0	0	800	800	800	New	Waiting for a quote from Global Water Technology to see about treating the boiler and chiller water to make the risers last longer.	
7605	All Building Repairs	15,843	22,838	11,360	19,715	15,067	3,707	32.6%	Based on 5 year average with 5% increase for inflation. FY22 was high because of items like pipe insulation, metal scratch repair and new door for 103.	
7607	Maintenance Supplies	3,695	8,711	3,797	5,326	3,958	161	4.2%	Cleaning supplies for janitorial staff, based on last 5 years	
7610	Plumbing Repairs/Supplies	14,688	35,198	17,323	32,820	19,915	2,592	15.0%	2024 Budget reflects a 5 year average plus 5%; 2022 had canopy drain pipe work and riser work, 2023 had valves replaced on 20th floor. Some years were \$3.3k, others were \$30k, \$14203 average plus 10% inflation.	
7620	Electric Repairs/Supplies	259	2,805	2,275	13,616	4,809	2,534	111.4%	Small electrical improvements that are not lights/ bulbs. 5 year average + 5%. FY23 had separation of 103 & common area.	
7623	Cable Services	74,689	77,899	62,000	79,881	82,277	20,277	32.7%	FY23 new contract w/fiber optics; Basic cable and 1 gig internet at \$6874.11 (all in, taxes and fees included) 3% increase accounted for projection to budget.	RCN/Ast
7630-5	HVAC Expense Reimbursement	0	300	0	(10,186)	(11,000)	(11,000)	New	Monies received from residents for Air Rite HVAC cleaning and repair.	
7631	HVAC Maintenance Contract	15,488	21,527	17,157	21,637	31,012	13,855	80.8%	Higher in 2023 because of new contract with insurance on the chillers.	Edwards



110 E Delaware Condo (#0465)

2024 Budget Comparison

GL	DESCRIPTION	2021 ACTUAL	2022 ACTUAL	2023 BUDGET	2023 PROJECTION	2024 BUDGET	VAR \$ ('24 BUD- '23 BUD)	VAR % ('24 BUD- '23 BUD)	NOTES	VENDO
7632	HVAC Repairs/Supplies	5,183	18,377	10,054	37,267	18,478	8,424	83.8%	HVAC repairs and supplies for common area, 5 year average + 5%. FY2023 was high because of unit 102 revision and Air Rite charges (which \$10816 is balanced in 7630-5)	
7648	Fire System Maintenance	0	1,293	0	11,363	3,500	3,500	New	Repairs to fire alarm system by Johnson Controls	
7650	All Painting & Decorating	2,587	2,847	3,000	33,300	7,775	4,775	159.2%	Based on paint touch ups and décor, exclusive of any hallway refurbishment. 5 year average.	
7805	Contract Landscape Services	14,539	13,081	14,400	16,833	15,120	720	5.0%	Based on three seasonal flower plantings at \$3200-, Spring, Fall clean up , additional Winter decorations. Including maintenance every other week during the spring & summer, 4 hours a month, \$80/hour, 20 weeks. Add 5%.	Angie Me
7841	Normal Snow Removal	1,700	1,260	1,000	1,316	1,000	0	0.0%	Snow removal as needed, salt already in stock.	
8505	Management Contract	52,906	52,906	54,096	52,908	55,345	1,249	2.3%	\$4408.86/month with a 3% increase as of 3-01-24	FirstServ
8520	Legal Services (Residents)	1,739	3,336	10,000	2,914	10,000	0	0.0%	Legal fees on behalf of an individual owner, estimated higher with eviction of 102 in FY22 & 23.	
8520-5	Legal Services Reimb (Resident)	(764)	(5,622)	(10,000)	(3,889)	(10,000)	0	0.0%	Reimbursement category for legal fees charged to owners	
8521	Legal Services (Assn)	10,725	13,882	15,000	16,070	15,000	0	0.0%	Budgeted for \$975/mo. retainer +additional services provided outside of the retainer agreement like Rules & Regulations review in 2024..	
8530	Audit & Financial Services	3,800	5,050	3,900	3,350	3,900	0	0.0%	Category for 2023 audit, tax returns	
8543	Licenses/Inspection Fees	6,235	5,310	6,000	5,500	6,000	0	0.0%	Category includes canopy and planter licenses and parking permit, Energy Benchmarking	
8550	General Office Expenses	2,712	8,731	2,000	4,454	2,500	500	25.0%	Office supplies; FY22 was high because of refurbishing the office including furniture; Average of 5 years removing FY22	
8551	Photocopy/Reproduction	784	664	1,000	948	1,000	0	0.0%	Annual mailings and copies made at corporate	
8552	Postage Expenses	616	816	1,000	896	1,000	0	0.0%	Category for postage for mailings, statements, etc.	
8553	Coupon Books/Lockbox Fee	1,488	1,781	1,875	2,066	2,000	125	6.7%	Lock box fees	
8554	Bank Charges	120	297	300	170	300	0	0.0%	\$12.90 / month + misc. fees	
8556	Dues, Fees, & Licenses	0	954	1,700	3,000	2,500	800	47.1%	Dues, Fees, Licenses for Association, includes sexual harassment training for staff	
8558	Office Equipment Expense	2,045	3,502	500	999	500	0	0.0%	Estimated replacements.	
8560	Telephone/Pager Expense	1,575	6,811	2,000	6,792	2,400	400	20.0%	\$120/month for Engineer's cell phone + Manager, includes phone lines for the front desk and elevator lines. Contract with The Telephone Company FY23 high because of repairs to unit 102 which had massive old phone lines needing entanglement.	



110 E Delaware Condo (#0465)

2024 Budget Comparison

GL	DESCRIPTION	2021 ACTUAL	2022 ACTUAL	2023 BUDGET	2023 PROJECTION	2024 BUDGET	VAR \$ ('24 BUD- '23 BUD)	VAR % ('24 BUD- '23 BUD)	NOTES	VENDO
8562	Assn Owned Mgmt/Exercise Assmt	5,826	9,524	10,387	10,776	10,776	389	3.7%	Category used to pay for assessment expense for units 102 and 103. 3.7% increase in assessments; in reality, is booked under 8594, provision for contingency.	
8581	Real Estate Taxes	7,142	11,410	15,000	36,511	31,800	16,800	112.0%	Property tax bill due & payable 2x year; FY23 high because of payment of property tax appeal. FY24 higher because of 2 PIN 17-03-211-022-1069 and 1070	
8584	Depreciation Expense	158	0	0	0	0	0		Account not used at this time	
8592	Bad Debt Write-Offs	17,000	0	0	60,833	0	0		Account used for outstanding debts that will not be collected	
8594	Provision for Contingency	4,162	866	10,000	0	0	(10,000)	-100.0%	See 8562; line item to be used in case of emergencies, like an insurance claim. Account history is related to 8562.	
8595	Other Administrative Expense	1,253	1,438	1,000	6,764	1,500	500	50.0%	Category used for FSR Citrix license and administrative fees; 5 year average. FY23 was high because of Architectural Sealants Inc. drops to find/fix leaks.	
8601	Provision for NOI Shortfall	0	0	0	0	0	0		This account is used if projecting a shortfall in NOI for 2023.	
8602	Provision for Loan Repayment	0	0	0	0	0	0		This account is used if the Association intends to pay back the loan from reserves from previous year(s).	
8603	Provision for Operating Cash	0	0	0	0	0	0		This account is used if the Association is consistently low on operating cash for monthly bills.	
8604	Provision for Delinquency	0	0	0	0	0	0		This account is used if the Association has high delinquency rates that are affecting operating cash because the assessments are not being collected in a timely manner.	
8605	Provision for Other/AP	0	0	0	0	0	0		This account is used if the Association has an unusually large amount of outstanding accounts payable in 2023.	
8710	All Association Insurance	32,232	50,668	51,425	59,463	59,138	7,713	15.0%	Category for all insurance expenses, \$61653. for FY24, a 15% increase over previous year. Expect another 15% increase this upcoming renewal as the fire claim will hopefully have closed by the time.	Mesirow
8710-5	Insurance Reimbursement	(699)	(563,356)	0	0	0	0			
8740	Insurance Claim Expenses	3,723	367,079	0	269,980	0	0			
8740-5	Insurance Claim Income	0	0	0	(69,980)	0	0			
8805	Budgeted Transfer to Reserve	70,581	121,000	121,000	110,913	141,000	20,000	16.5%	Reserve contribution recommended by reserve study is \$151,000.	

Operating Loss/(Income) (\$91,469) (\$141,426) \$0 \$452,046 \$0 \$0

RESERVE BUDGET



110 E Delaware Condo (#0465)

2024 Budget Comparison

GL	DESCRIPTION	2021 ACTUAL	2022 ACTUAL	2023 BUDGET	2023 PROJECTION	2024 BUDGET	VAR \$ ('24 BUD- '23 BUD)	VAR % ('24 BUD- '23 BUD)	NOTES	VENDO
9001	Budgeted Operating Fund to Reserves	(70,581)	(121,000)	(121,000)	(110,913)	(141,000)	(20,000)	16.5%	Category represents funds transferred from operating for reserve expenses. Contributions based on reserve study	
9025	Reserve Interest Inc	(4,847)	(11,613)	(25,000)	(35,674)	(50,682)	(25,682)	102.7%	Based on \$1.3 million, 0.53% interest rate and investing Reserve funds spread amongst a few different banks	
9031	Special Assessment	(595,848)	(87,232)	0	0	0	0		Based on monthly billing as of 1/1/2022 \$11,989 per month through 8/31/21	
9032	Special Assessment	(6,813)	0	0	0	0	0			
9150	Reserve Study	0	0	0	0	2,500	2,500	New	Only update requested.	
9160	Building Capital Expenses	595,847	258,236	0	173,163	0	0		FY22 - garage rehab, new door for 103, Management office, new door locks, etc. FY23 projects broken out by line items below in "2023 projection". FY24 has figures in "budgeted column"	
9161	Interior/Remodeling Capital Expenses	0	0	0	0	0	0		From Reserve Study FY2024., Forgo office renovation at \$13959 and put into line item for hallways.	
9163-4	Carpentry-Door Replacement	0	0	25,000	25,000	0	(25,000)	-100.0%	New garage door to replace the one damaged in the riots; includes operator. Everything but the tracks. Estimate from Door Service Inc.	
9163-5	4th Floor Roof Rplc	0	0	379,500	402,560	0	(379,500)	-100.0%	4th Floor roof replacement and K2n Crest engineering costs. Estimate of \$295,000 from LS Contracting and K2n Crest budget. 15% contingency added	
9163-8	Carpentry-Mailbox Station	0	0	15,000	20,912	0	(15,000)	-100.0%	Front loading mailboxes to turn mail room closet into a package room, carpentry included. \$3481 from Global Industrial for 34 boxes (2 sets required.) and finish carpenter.	
9165	Elevator Capital Expense	0	0	0	0	0	0		FY2025 - Elevator repair / replacement for east & west garage doors & hoistways, \$269582 West (only) passenger motor repairs \$127106. Reserve Study notes \$29,995 for cab finishes.	
9168	HVAC Capital Expense	0	0	0	0	0	0		fy2025 - Placeholder for chiller; FE Moran, Carrier and Edwards to provide pricing.	
9171-1	Interior Painting-Hallways	0	0	0	0	0	0		FY 25 project; carpet and paint (including doors and elevators) to match the 8th & 7th floors, \$255k estimate from Allison. \$65k for lobby refresh, mailboxes not included. Reserve study books \$51915 for paint. \$73834 for carpet and \$13915 for office refurbishment.	
9176-2	Flooring-Carpet Replacement	0	0	0	0	0	0		FY2025 - Per reserve study. New hallway carpet	



110 E Delaware Condo (#0465)

2024 Budget Comparison

GL	DESCRIPTION	2021 ACTUAL	2022 ACTUAL	2023 BUDGET	2023 PROJECTION	2024 BUDGET	VAR \$ ('24 BUD- '23 BUD)	VAR % ('24 BUD- '23 BUD)	NOTES	VENDO
	Reserve Loss/(Income)	(\$82,242)	\$38,391	\$273,500	\$475,048	(\$189,182)	(\$462,682)	-169.2%		



110 EAST DELAWARE CONDOMINIUM ASSOCIATION

110 E. Delaware Board Meeting

August 1, 2023 6:00 PM

110 Delaware Lobby & Zoom

<https://us02web.zoom.us/j/3122865417> Meeting ID: 312 286 5417

One tap mobile +13126266799,,3122865417# US (Chicago)

Chicago, IL 60611

MINUTES

Directors Present

James Baer - Director
Allison Delaney - President
Alice Fan - Secretary
Robert Kent - Treasurer

Directors Absent

Elissa Polan - Director

Additional Attendees

FirstService Residential employees:
Diana Turowski, Property Manager
Christine Blevins, Regional Director
Bob Meyers, FSR Project Management Executive Director

I. OPEN FORUM

II. CALL TO ORDER

A. ROLL CALL & VERIFICATION OF QUORUM

III. MINUTES OF JUNE 6, 2023

Be it resolved that the Board of Directors of the 110 East Delaware Condominium Association do hereby approve the minutes of the June 6, 2023 Board of Directors meeting.

Motion: Allison Delaney

Second: James Baer

► **Resolved**
The motion passed unanimously

IV. 22.1 BOARD APPROVAL

Resolution: **Be it resolved** that the Board of Directors for the 110 East Delaware Condominium Association does hereby approve the 22.1, as presented.

Motion: Allison Delaney

Second: James Baer

► **Resolved**
The motion passed unanimously

V. GUEST SPEAKER: BOB MEYERS, FSR

Bob Meyer, the Executive Director of FirstService Residential Project Management (<https://fspmillinois.com/>) spoke about the building's upcoming capital needs, and what FSPM can do to assist the Association.

VI. PRESIDENT'S REPORT

Allison Honsen Delaney delivered the Management Report.

VII. TREASURER'S REPORT

Robert Kent delivered the Treasurer's Report.

VIII. MANAGEMENT UPDATE=S

Management provided reports on the following:

Front Parkway sprinkler

Unit 103 & Commonwealth Edison

Unit Door Locks

Flood Alarms

Unit 2002's insulation

20th floor valves

Package Room

Common Area Locks

Storage Room Fob

CityScreens

New Resident packet

IX. OLD BUSINESS

A. 4TH FLOOR UPDATE & RATIFICATION

The contract between the Association and the Homeowners has been distributed for consideration; the project is expected to finish November 15.

B. ELEVATOR CONSULTANT & REPAIRS

Management was directed to ask the elevator consultant about the responsibility for the rupture valves and hydraulic lines.

X. NEW BUSINESS

A. BUDGET CALENDAR

Be it Resolved that the Board of Directors of 110 East Delaware Condominium Association adopt the following budget schedule for the 2024 Budgeting cycle.

First Draft to District Manager - Tuesday, August 8

First Finance Committee Meeting - Tuesday, September 12

Second Finance Committee Meeting - Tuesday, September 26

Board Send to Residents - Tuesday, October 3 (regularly scheduled meeting)

Board Approval - Tuesday, November 7 (regularly scheduled meeting)

Motion: Alice Fan

Second: Allison Honsen Delaney

► *Resolved*
The motion passed unanimously

B. MAILROOM FINISHING

Management was directed to locate the remaining wallpaper and finish the mailroom.

C. MORE HVAC UPDATES

Management explained the situation with the 1dt floor HVAC and was instructed to work with Edwards Engineering to devise a cost--effective solution.

XI. RECESS TO CLOSED SESSION

The Board recessed into Executive Session at 6:58pm

XII. EXECUTIVE SESSION

XIII. RECONVENE TO OPEN

The Board returned to regular session at 7:18pm

Be it Resolved that the Board of Directors of 110 East Delaware Condominium Association fine Unit Owner A \$500 plus the cost for repairing the neighboring unit's ceiling.

Motion: Robert Kent

Second: Allison Delaney

► *Resolved*
The motion passed unanimously

XIV. ADJOURNMENT

The meeting adjourned at 7:20pm.

APPROVED

DATE



110 EAST DELAWARE CONDOMINIUM ASSOCIATION

110 E. Delaware Board Meeting

June 6, 2023 5:00 PM
110 Delaware Lobby & Zoom
110 E. Delaware
Chicago, IL 60611

MINUTES

Directors Present

Elissa Polan - Director
James Baer - Director
Allison Delaney - President
Alice Fan - Secretary
Robert Kent - Treasurer

Directors Absent

None

Additional Attendees

Christine Blevins, Regional Director and Diana Turowski, Property Manager, both of First Service Residential.

I. OPEN FORUM

II. CALL TO ORDER

President Delaney called the meeting to order at 5:03pm and confirmed a quorum.

A. ROLL CALL & VERIFICATION OF QUORUM

III. MINUTES OF APRIL 4 AND APRIL 25, 2023

Be it resolved that the Board of Directors of the 110 East Delaware Condominium Association do hereby approve the minutes of the April 4, 2023 and April 25, 2023 Board of Directors meetings.

Motion: Allison Delaney
Second: Jim Baer

► **Resolved**
The motion passed unanimously

IV. 22.1 BOARD APPROVAL

Be it resolved that the Board of Directors for the 110 East Delaware Condominium Association does hereby approve the 22.1 and Fannie Mae disclosure, as presented.

Motion: Elissa Polan
Second: Allison Delaney

► **Resolved**
The motion passed unanimously

V. GUEST SPEAKER: BOB MEYERS, FSR (deferred to next meeting)

VI. PRESIDENT'S REPORT

Current President Delaney made comments on the state of the Association.

VII. TREASURER'S REPORT

Current Board Treasurer Kent made comments on the state of the Association's finances.

VIII. ELECTION OF OFFICERS

First Motion

Be it Resolved that Jim Baer does hereby nominate Allison Honsen Delaney for the Board Officer position of President.

Motion: James Baer

Second: Elissa Polan

AYEs: Elissa Polan, James Baer, Allison Delaney

NAYs: Robert Kent, Alice Fan

► **Resolved**
The motion passed

Second Motion

Be it Resolved that Jim Baer does hereby nominate Bob Kent for the Board Officer position of Treasurer.

Motion: James Baer

Second: Elissa Polan

► **Resolved**
The motion passed unanimously

Third Motion

Be it Resolved that Jim Baer does hereby nominate Alice Fan for the Board Officer position of Secretary.

Motion: James Baer

Second: Allison Delaney

► **Resolved**
The motion passed unanimously

IX. MANAGEMENT UPDATES

After the votes:

At 5:29pm Elissa Polan left the meeting

At 5:31pm Jim Baer left the meeting.

Diana Turowski presented the Management Report.

X. OLD BUSINESS

A. 4TH FLOOR UPDATE & RATIFICATION

Be It Resolved that...

WHEREAS, the forty+ year-old 4th-floor roof is leaking into the 3rd floor, and needs replacement;

WHEREAS, the 4th-floor roof is covered by limited common element decks that service units 402, 403 and 404;

WHEREAS, there has been an extensive amount of discussion between the Board members, staff and owners;

WHEREAS, there is an agreement in principle between the unit owners and individual Board members' THEREFORE, be it resolved that the fourth floor homeowners and Board of Directors for the 110 East Delaware Condominium Association agree:

- 1 - LS Contracting's bid (dated 5/8/2023) for the deck replacement work is in the amount of \$48,331 (base bid). With wood Ipe tiles, the total bid is \$53,641 (\$48,331 + \$5,310).
- 2 - The association commits a contribution of \$15,000 towards this work and expense.
- 3 - The maximum cost allocated to unit owners will not exceed \$33,331 for concrete pavers or \$38,641 for IPE tiles. The cost allocated to individual unit owners by deck size will be as follows:
 - o Unit 402: 20% (\$6,666 for concrete pavers, \$7,728 for IPE tiles)
 - o Unit 403: 34% (\$11,333 for concrete pavers, \$13,138 for IPE tiles)
 - o Unit 404: 46%, (\$15,332 for concrete pavers, \$17,775 for IPE tiles)
- 4 - The water pipe / spout replacement will include replacing the external waterspout and will be covered by the association.
- 5 - If the live/work situation changes drastically, making it difficult for owners to live and work in their units, the Board would reconsider the request for offsite workplaces and may make attempts to support the unit owners.
- 6 - All phases of construction from start to finish, including permits, compliance with regulations and government final inspections, will be managed by the construction company hired by the association.
- 7 . The Board will allow the Owners the ability to pay either a lump sum at pre-construction, or for 4 months without interest based on the contractor's payment schedule or 12 months at 5.5% interest compounded monthly. If those payments are not made, the association may move to put the unit that is not paying into Collections Which can include eviction and possession of the unit, by Illinois law. if one unit owner does not pay their portion, the other unit owners will not suffer repercussions.
8. There is a one-year warranty on the construction; any warranties for the product used (tile, ipe, etc.) will pass to the unit owner.

Motion: Allison Delaney
Second: Robert Kent

► **Resolved**
The motion passed unanimously

B. ELEVATOR CONSULTANT & REPAIRS

Be it Resolved that the Board of Directors of 110 East Delaware Condominium Association elect to contract with The Elevator Consultants at a cost not to exceed \$2,000 to start the process for the elevator repair and modernization.

Motion: Robert Kent
Second: Allison Delaney

► **Resolved**
The motion passed unanimously

C. NCR PARKING

The garage managers spoke about their plight with the City.

XI. NEW BUSINESS

A. SHORT FORM FACADE INSPECTION

Be it resolved by the Board of Directors of the 110 East Delaware Condominium Association that the organization contract K2nCrest for the bi-annual Chicago Facade Inspection per their proposal, at an amount not to exceed \$1920.00.

Motion: Robert Kent
Second: Allison Delaney

► **Resolved**
The motion passed unanimously

B. FLOOD ALARMS

Be it resolved by the Board of Directors of the 110 East Delaware Condominium Association that the organization purchase the "Flood Buzz" water alarms from Scott Tracy at an amount not to exceed \$4,567.73

Motion: Robert Kent
Second: Allison Delaney

► **Resolved**
The motion passed unanimously

C. CIVILITY PLEDGE

Be it resolved by the Board of Directors of the 110 East Delaware Condominium Association that the above drafted Civility Pledge be placed for consideration into the revised Rules & Regulations.

Motion: Allison Delaney
Second: Alice Fan

► **Resolved**
The motion passed unanimously

D. 2002 INSULATION

Jim Baer returned to the meeting at 7:15pm.

Be it Resolved that the Board of Directors of 110 East Delaware Condominium Association select to contract with Celtic Environmental at a cost not to exceed \$9810 to insulate 2002 and restore the drywall.

Motion: James Baer
Second: Robert Kent

► **Resolved**
The motion passed unanimously

E. 20TH FLOOR VALVES

Be it Resolved that the Board of Directors of 110 East Delaware Condominium Association elect to contract with Weinberg Plumbing to replace the 15 gate valves with 15 ball valves at a price not to exceed \$11,580.00.

Motion: Allison Delaney
Second: Alice Fan

► Resolved
The motion passed unanimously

XII. RECESS TO CLOSED SESSION

The Board recessed to Executive Session at 7:42pm.

XIII. EXECUTIVE SESSION

XIV. RECONVENE TO OPEN

The Board reconvened at 8:03pm

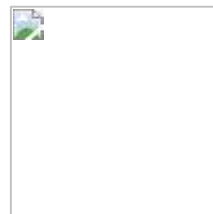
The Board elected to send one errant owner a warning about a barking dog, and a violation to one that caused construction damage in excess of the deposit held.

XV. ADJOURNMENT

President Delaney adjourned the meeting at 8:16pm

APPROVED

DATE



110 EAST DELAWARE CONDOMINIUM ASSOCIATION

110 E. Delaware Board Meeting

April 25, 2023 5:30 PM
110 Delaware Lobby & Zoom
110 E. Delaware
Chicago, IL 60611

MINUTES

Directors Present

James Baer - Director
Allison Delaney - President
Alice Fan - Secretary
Robert Kent - Treasurer
Elissa Polan - Director

Directors Absent

Additional Attendees

Diana Turowski, Property Manager, FirstService
Christine Blevins, Regional Director, FirstService
Residential.

e Residential

I. OPEN FORUM

Residents asked questions about the state of the Association of the Board.

II. CALL TO ORDER

A. ROLL CALL & VERIFICATION OF QUORUM

III. MANAGEMENT UPDATES

Diana Turowski, the Property Manager, provided the Management Report.

IV. NEW BUSINESS

A. 2023-2024 INSURANCE

Be it resolved by the Board of Directors of the 110 East Delaware Condominium Association that the organization accept the insurance package presented by Alliant/Mesirow beginning May 1, 2023, continuing until April 30, 2024, at a cost of \$54,210.00

Motion: Allison Delaney

Second: Robert Kent

► **Resolved**
The motion passed unanimously

B. HVAC / CHILLER AGREEMENT

www.fsresidential.com | 1

.Be it resolved by the Board of Directors of the 110 East Delaware Condominium Association that the organization accept the HVAC Preventative Maintenance package presented by Edwards Engineering beginning April 22, 2023, continuing until April 21, 2024, at a cost of \$28,850.

Motion: Elissa Polan
Second: Allison Delaney

► **Resolved**
The motion passed unanimously

C. CITY SIDEWALKS REPAIR

The City Sidewalks repair was deferred until more answers could be determined.

V. RECESS TO CLOSED SESSION

VI. EXECUTIVE SESSION

A. BICYCLE ISSUE

On the case of the missing bicycle issue, the Board took no action.

B. ATTORNEY INFORMATION

VII. RECONVENE TO OPEN

VIII. ADJOURNMENT

The Board adjourned at 7:05pm.

APPROVED

DATE



110 EAST DELAWARE CONDOMINIUM ASSOCIATION

110 E. Delaware Board Meeting

April 4, 2023 5:00 PM
110 Delaware Lobby & Zoom
110 E. Delaware
Chicago, IL 60611

MINUTES

Directors Present

James Baer - Director
Allison Delaney - President
Alice Fan - Secretary
Robert Kent - Treasurer

Directors Absent

Elissa Polan - Director

Additional Attendees

Christine Blevins, Regional Director, FirstService Residential
Diana Turowski, Property Manager, FirstService Residential

I. OPEN FORUM

Unit owners asked questions of the Board of Directors.

II. CALL TO ORDER

A. ROLL CALL & VERIFICATION OF QUORUM

III. MINUTES APPROVAL

Be It Resolved that the Board of Directors of the 110 East Delaware Condominium Association approve the minutes of the meeting of February 7, 2023, as presented.

Motion: Robert Kent

Second: James Baer

► **Resolved**

The motion passed unanimously

IV. 22.1 APPROVAL

Be It Resolved that the Board of Directors of the 110 East Delaware Condominium Association approve the 22.1 as of April 4, 2023, as presented.

Motion: James Baer

Second: Robert Kent

► **Resolved**
The motion passed unanimously

V. PRESIDENT'S REPORT

President Delaney made comments on the state of the Association.

VI. TREASURER'S REPORT 2022

Treasurer Kent commented on the February Variance Report.

VII. MANAGEMENT REPORT

The Management Report was delivered.

VIII. OLD BUSINESS

A. UNIT DOOR LOCKS

Management was directed to have Serge touch up the paint; if residents wanted more done to their locks, then to provide resources to them for full painting.

B. ELEVATOR AUDIT

The Board took no action on this matter.

IX. NEW BUSINESS

A. GARAGE PUMPING & JETTING

Be it Resolved that the Board of Directors of 110 East Delaware Condominium Association elect to contract with AMS at a cost of \$4140 to jet and rod the garage drain lines.

Motion: Allison Delaney

Second: James Baer

► **Resolved**
The motion passed unanimously

B. NEW LOCK HANDLES, 1ST FLOOR & BASEMENT

Be it Resolved that that the Board of Directors for 110 East Delaware Condominium Association elect to hire Ashland Lock at a rate not to exceed \$4375.60 to replace the common area locks with ADA-complaint lever-style locks and handles.

Motion: Allison Delaney

Second: James Baer

► **Resolved**
The motion passed unanimously

C. IRRIGATION - FRONT PARKWAY

Be it Resolved that that Board of Directors for 110 East Delaware Condominium Association elects to hire Wineberg Plumbing to place the RPZs and piping, and Advanced Sprinkler Systems to install the irrigation, at a total cost not to exceed \$15,000.00

Motion: Allison Delaney

Second: James Baer

► **Resolved**
The motion passed unanimously

D. NEW FOB READER- STORAGE ROOM

Be it Resolved that that Board of Directors for 110 East Delaware Condominium Association elect hire Ashland Lock to place a fob on the storage room in the basement at a cost not to exceed \$3300.00

Motion: Allison Delaney

Second: Robert Kent

► **Resolved**
The motion passed unanimously

X. RECESS TO CLOSED SESSION (IF NECESSARY)

XI. EXECUTIVE SESSION

A. ATTORNEY INFORMATION

XII. RECONVENE TO OPEN

XIII. ADJOURNMENT

The Board adjourned at 7:05pm.

APPROVED

DATE



110 EAST DELAWARE CONDOMINIUM ASSOCIATION

110 E. Delaware February Board Meeting

February 7, 2023 6:00 PM
110 Delaware Lobby & Zoom
110 E. Delaware
Chicago, IL 60611

MINUTES

Directors Present

Elissa Polan - Director
James Baer - Director
Allison Delaney - President
Alice Fan - Secretary
Robert Kent - Treasurer

Directors Absent

None

Additional Attendees

Diana Turowski Property Manager and Christine Blevins, District Manager, both of First Service Residential

I. OPEN FORUM

II. CALL TO ORDER

A. ROLL CALL & VERIFICATION OF QUORUM

III. MINUTES APPROVAL

Be It Resolved that the Board of Directors of the 110 East Delaware Condominium Association approve the minutes of the meeting of November 22, 2022, as presented.

Motion: Allison Delaney

Second: James Baer

► **Resolved**
The motion passed unanimously

IV. 22.1 & FANNIE MAE APPROVAL

Be It Resolved that the Board of Directors of the 110 East Delaware Condominium Association approve the 22.1 as of February 7, 2023, as presented.

Motion: Robert Kent

Second: Alice Fan

► **Resolved**
The motion passed unanimously

V. PRESIDENT'S REPORT

President Delaney made comments on the state of the Association.

VI. TREASURER'S REPORT 2022

Treasurer Kent commented on the financial health of the Association.

VII. MANAGEMENT REPORT

VIII. OLD BUSINESS

A. REPAIR TO 4TH FLOOR TERRACES

Be it Resolved that the Board of Directors of 110 East Delaware Condominium Association elect to contract with K2n Crest for the engineering and administration of the Pre-Construction, Construction and Close-Out phases at a price not to exceed \$11,800.

Motion: Allison Delaney

Second: Alice Fan

► **Resolved**
The motion passed unanimously

B. UNIT DOOR LOCKS

Be it Resolved that the Board of Directors of 110 East Delaware Condominium Association elect to contract with Mega locksmiths in the amount of \$11,972.00

The Board deferred the painting of each unit's doors until it could be determined how many would be affected.

Motion: Allison Delaney

Second: James Baer

AYEs: Robert Kent, James Baer, Alice Fan, Allison Delaney

NAYs: None

Abstained: Elissa Polan

► **Resolved**
The motion passed

C. REAL ESTATE TAX APPEAL

Be it Resolved that the Board of Directors of 110 East Delaware Condominium Association elect to pay the \$25,949 for the successful tax appeal by Field & Goldberg

Motion: Allison Delaney

Second: James Baer

► **Resolved**
The motion passed unanimously

IX. NEW BUSINESS

A. LANDSCAPING BIDS

Be it Resolved that the Board of Directors of 110 East Delaware Condominium Association elect to contract with Hemlock for 2023 landscaping at a cost not to exceed \$15185.00

Motion: Allison Delaney

Second: Robert Kent

AYEs: Robert Kent, James Baer, Alice Fan, Allison Delaney

NAYs: Elissa Polan

► **Resolved**
The motion passed

B. MAILBOX / PACKAGE ROOM

C. ANNUAL MEETING SCHEDULE

The schedule for the 2023 Annual Meeting will be:

Request for Applications out: Friday, March 24

Application Deadline: Friday, April 21, 2023

Applications out to Owners: Tuesday, April 25, 2023

Annual Meeting: Tuesday, May 23, 2023

D. BOARD MEETING SCHEDULE

Management is planning out the rest of the year for meetings; proposing an every-other-even-month schedule for the 1st Tuesday of the month.

April 4

June 6

August 1

October 3

November 7 (budget adoption)

E. ELECTRICITY & GAS CONTRACTS

Suggested Resolution: **Be it Resolved** that the Board of Directors of 110 East Delaware Condominium Association elect to go with Constellation for gas for 16 months at a rate of .395/therm.

Suggested Resolution: **Be it Resolved** that the Board of Directors of 110 East Delaware Condominium Association elect to go with Aggressive for electricity for 24 months at a rate of .0666/kwh.

Motion: Robert Kent

Second: Allison Delaney

AYEs: Robert Kent, Elissa Polan, Alice Fan, Allison Delaney

NAYs: None

► **Resolved**
The motion passed

F. GARAGE ELEVATOR MODERNIZATION

Regarding the Elevator issues, the Board directed Management to bid out the consulting.

X. RECESS TO CLOSED SESSION (IF NECESSARY)

President Delaney recessed the meeting into Executive Session at 8:01 p.m.

XI. EXECUTIVE SESSION

A. ATTORNEY APPROVAL

B. REQUEST FOR WAIVER OF LATE FEES

XII. RECONVENE TO OPEN

President Delaney reconvened the meeting of the Board of Directors' at 8:21p.m.

Management was directed to waive the late fees for Unit Owner A in the amount of \$2100.00.

The Board adjourned the meeting at 8:31p.m.

XIII. ADJOURNMENT

APPROVED

DATE



110 EAST DELAWARE CONDOMINIUM ASSOCIATION

110 E. Delaware November Board Meeting

November 22, 2022 5:30 PM
110 Delaware Lobby & Zoom
110 E. Delaware
Chicago, IL 60611

MINUTES

Directors Present

Elissa Polan - Director
James Baer - Director
Allison Delaney - President
Robert Kent - Treasurer

Directors Absent

Alice Fan - Secretary

Additional Attendees

Diana Turowski, Property Manager
Christine Blevins, Regional Manager, FirstService Residential
Sameer Jafrani, RCN/Astound - presentation purposes only.

I. OPEN FORUM

II. CALL TO ORDER

President Delaney called the meeting to order at X p.m.. and confirmed a quorum,

A. ROLL CALL & VERIFICATION OF QUORUM

B. APPROVAL OF MINUTES OF 10/18/22 AND 10/22/22

Motion: Robert Kent

Second: James Baer

► **Resolved**
The motion passed unanimously

III. PRESIDENT'S REPORT

President Delaney commented on the state of the Association.

IV. MANAGEMENT REPORT

Diana Turowski delivered the Management Report. She discussed HVAC Issues, the unit impacted by the fire, the garage project, the holiday fund, the alarm inspections and in-unit HVAC preventative maintenance. She proposed a holiday gathering for Thursday, December 15, 2022, which was accepted.

V. OLD BUSINESS

A. FY23 BUDGET

Be it Resolved that the Board of Directors of the 110 East Delaware Condominium Association approved the FY 2023 Budget as presented, effective January 1, 2023.

Motion: Allison Delaney
Second: Robert Kent

► **Resolved**
The motion passed unanimously

B. CABLE OPTIONS - RCN -VS- COMCAST

Be it Resolved that the Board of Directors of the 110 East Delaware Condominium Association approve the RCN/Astound contract for fiber cable installation, cable tv and internet services as presented, at a rate of \$77.99 per unit, per month (and taxes), with an annual increase cap of 4%, for a term of 5 years, pending attorney review.

Motion: Allison Delaney
Second: James Baer

► **Resolved**
The motion passed unanimously

VI. NEW BUSINESS

A. FY22 AUDIT ENGAGEMENT

Be it Resolved that the Board of Directors for the 110 East Delaware Condominium Association select Picker & Associates as the auditor of record for the FY22, FY23 and FY24 years, at a cost not to exceed of \$3,900 per year.

Motion: Elissa Polan
Second: Allison Delaney

► **Resolved**
The motion passed unanimously

B. BIDS FOR REPAIR TO 4TH FLOOR TERRACES

Be it Resolved that the Board of Directors authorize Board President Delaney to further negotiate and finalize a contract with LS Contracting for the 4th Floor Terraces at a cost not to exceed \$306,365 and pending attorney review.

Motion: James Baer
Second: Robert Kent

► **Resolved**
The motion passed unanimously

VII. RECESS TO CLOSED SESSION (IF NECESSARY)

President Delaney recessed the meeting into Executive Session at 7:25 p.m.

VIII. EXECUTIVE SESSION

IX. RECONVENE TO OPEN

President Delaney to reconvened the meeting of the Board of Directors' at 7:40 p.m.

X. ADJOURNMENT

President Delaney called for a motion to adjourn the meeting at 7:40 p.m.

APPROVED

DATE

110 EAST DELAWARE CONDOMINIUM ASSOCIATION

110 E. Delaware Condominium Association

October 18, 2022 5:00 PM Zoom and In-Person

Chicago, IL 60611

- I. OPEN FORUM
- II. CALL TO ORDER – 5:02 PM
Directors Present:
Allison Delaney – President (via Zoom)
Robert Kent - Treasurer
Elissa Polan – Director
James Baer – Director

Additional Attendees:
Diana Turowski - First Service Residential, Property Manager
Christine Blevins - First Service Residential, Regional Director (via Zoom).
- III. APPROVAL OF MINUTES –Be It Resolved that the Board of Directors of the 110 East Delaware Condominium Association approves the minutes of the August 2, 2022 meeting.
The motion passed unanimously
- IV. APPROVAL OF 22.1 – motion passed unanimously.
- V. PRESIDENT'S REPORT \
 - a. Be It Resolved that the Board of Directors of the 110 East Delaware Condominium Association elect to give the garage a six week credit for the decline in revenues occurring because of the garage refurbishment project.
The motion passed unanimously
 - b. The Board heard a report from Matt Jackson of Blackstone Consulting Group regarding the status of the elevators
- VI. ADJOURNMENT – 6:01 PM ---

Next Meeting (to finish this one) is Saturday, October 22, 2022 – 9am.

110 EAST DELAWARE CONDOMINIUM ASSOCIATION

110 E. Delaware Condominium Association

August 2, 2022 5:00 PM Zoom and In-Person

Chicago, IL 60611

- I. OPEN FORUM
- II. CALL TO ORDER – 5:09 PM
 - Directors Present:
 - Allison Delaney – President
 - Alice Fan – Secretary
 - Robert Kent - Treasurer
 - Elissa Polan – Director (Zoom)
 - James Baer – Director

 - Additional Attendees:
 - Diana Turowski - First Service Residential, Property Manager
 - Christine Blevins - First Service Residential, Regional Directors.
- III. APPROVAL OF MINUTES – 5:11 PM
 - Be It Resolved that the Board of Directors of the 110 East Delaware Condominium Association approves the minutes of the December 1, 2021, March 10, 2022, April 26, 2022 and May 26, 2022 meetings.
 - The motion passed unanimously*
- IV. APPROVAL OF 22.1 – motion passed unanimously.
- V. PRESIDENT'S REPORT
- VI. MANAGEMENT REPORT – 5:12 PM
 - a. Garage Construction to start as early as August 22, 2022 through October 1, 2022
 - i. During this period, garage will be closed and valet will be operated through main lobby. Cars will be parked using garages at 100 E and 70 E Walton St.
 - ii. \$2500 discount for the month to NCR
 - b. Budget Schedule
 - i. Meeting and Draft to be sent to all homeowners October 18, 2022
 - ii. Meeting to approve budget on November 15, 2022
 - c. 8th Floor
 - i. Still waiting for permits
 - d. Window Retro Fit
 - i. Allison/Bob to compare own past electricity bills to see if any price saving reductions over the past year
- VII. OLD BUSINESS
- VIII. NEW BUSINESS – 5:55 PM
 - a. 4TH FLOOR PIPING
 - i. Not getting hot water and water pressure
 - ii. Received two proposals from Weinburg Plumbing (\$10480) and Abbott (\$7385)

- iii. Diana will try to negotiate with Weinburg Plumbing to lower price and will move forward with them if they lower to max \$9000. Otherwise go with Abbott
 - iv. Allison approved, Jim Second, Motion passed unanimously.
 - b. ELEVATORS CAPITAL REVIEW
 - i. Get second opinion, \$1000 per elevator inspection
 - ii. Allison approved, Jim Second, Motion passed
 - c. LOBBY COFFEE MACHINE
 - i. Require plumbing and electrical work
 - ii. Get new furniture for coffee machine from Canteen and Copier/Printer
 - iii. Cost estimate \$5000
 - iv. Allison approved, Jim Second, Motion passed
- IX. STANDARD BUSINESS – 6:32PM
 - a. CONTRACT LOG - AUGUST 2022
 - b. SALES & RENTALS
- X. RECESS TO EXECUTIVE SESSION – 6:35 PM
- XI. EXECUTIVE SESSION - 6:40 PM
- XII. RETURN TO OPEN SESSION
 - a. ELECTION OF OFFICERS
 - i. All officers elected to remain the same.
 - ii. *The motion passed unanimously*
- XIII. ADJOURNMENT – 6:49 PM

110 EAST DELAWARE CONDOMINIUM ASSOCIATION

110 East Delaware Condominium Association

May 26, 2022 Immediately Following the Annual Meeting
Hybrid – ZOOM and In Person

Chicago, IL 60611

The following members of the Board attended the meeting:

Allison Delaney President

Robert Kent Treasurer

Alice Fan Secretary

Elissa Polan Director

James Baer was absent from the meeting.

Also in attendance at the meeting, representing FirstService Residential, were Diana Turowski, Property Manager plus Clifton Taylor & Christine Blevins, Regional Directors.

Allison Delaney called the Board Meeting to order at 7:35p.m.

I. CALL TO ORDER

II. NEW BUSINESS

SELECTION OF OFFICERS was deferred until the next meeting.

COM ED / PEOPLE'S GAS ENERGY PROJECT GARAGE REFURBISHING PROJECT

Be It Resolved that the Board of Directors of the 110 East Delaware Condominium Association select to participate in the Commonwealth Edison / People's Energy retrofit program for no charge.

The motion passed unanimously

GARAGE REFURBISHING PROJECT

Be It Resolved that the Board of Directors of the 110 East Delaware Condominium Association selects Inside Out Company to rehabilitate the garage and back hallway at a cost not to exceed \$132,000.

The motion passed unanimously

III. ADJOURNMENT



110 EAST DELAWARE CONDOMINIUM ASSOCIATION

110 E. Delaware April Board Meeting

April 26, 2022 6:00 PM

Virtual - Zoom

110 E. Delaware

Chicago, IL 60611

MINUTES

Directors Present

Elissa Polan - Director
Allison Delaney - President
Alice Fan - Secretary
Robert Kent - Treasurer

Directors Absent

James Baer - Director

I. OPEN FORUM

II. CALL TO ORDER

A. ROLL CALL & VERIFICATION OF QUORUM

III. APPROVAL OF MINUTES

► **Action to be Taken:** Board Ratification

Minutes of March 10, 2022 Meeting were presented to the Board for review and passage.

Motion: Robert Kent

Second: Allison Delaney

► **Resolved**

The motion passed unanimously

A. MARCH 2022 MEETING MINUTES

IV. APPROVAL OF 22.1 (IF NECESSARY)

No changes to the 22.1 this month, and no approval is necessary.

V. MANAGEMENT REPORT

VI. OLD BUSINESS

VII. NEW BUSINESS

A. 2022/2023 INSURANCE RENEWAL

► **Action to be Taken: Board Ratification**

Recommended Resolution: "That the Board of 110 E. Delaware Condominium Association approve the insurance renewal proposal as submitted by Alliant in the amount of \$45,779."

Motion: Robert Kent

Second: Alice Fan

► **Resolved**
The motion passed unanimously

VIII. STANDARD BUSINESS

A. FINANCIAL REPORT

B. CONTRACT LOG

C. ENGINEERS REPORT

IX. EXECUTIVE SESSION

X. RECONVENE TO OPEN

XI. ADJOURNMENT

APPROVED

DATE



110 EAST DELAWARE CONDOMINIUM ASSOCIATION

110 E. Delaware March Board Meeting

March 10, 2022 3:00 PM
110 Delaware Lobby
110 E. Delaware
Chicago, IL 60611

MINUTES

Directors Present

Elissa Polan - Director
James Baer - Director
Allison Delaney - President
Alice Fan - Secretary
Robert Kent - Treasurer

Directors Absent

None

Additional Attendees

From FirstService Residential - Clifton Taylor

I. OPEN FORUM

II. CALL TO ORDER

A. ROLL CALL & VERIFICATION OF QUORUM

III. APPROVAL OF MINUTES

A. DECEMBER, 1 2021 MEETING MINUTES

BE IT RESOLVED: "That the Board of Directors of the 110 E. Delaware Condominium Association approves the minutes of the December 1, 2021, Board of Directors Meeting"

After a motion was duly made and seconded, the motion passed unanimously.

IV. APPROVAL OF 22.1 (IF NECESSARY)

BE IT RESOLVED: "That the Board of directors of the 110 E. Delaware Condominium Association approves the 22.1 disclosure statement as presented."

After a motion was duly made and seconded, the motion passed unanimously.

V. PRESIDENT'S REPORT

VI. MANAGEMENT REPORT

VII. OLD BUSINESS

VIII. NEW BUSINESS

A. MANAGEMENT CONTRACT ADDENDUM

BE IT RESOLVED: "The Board of directors of 110 E. Delaware Condominium Association approves the management contract extension as presented by FirstService Residential."

After a motion was duly made and seconded, the motion passed unanimously.

B. HVAC CONTRACT RENEWAL

BE IT RESOLVED: "That the Board of directors of 110 E. Delaware condo association approves the preventative maintenance contract submitted by Edwards engineering in the amount of \$16,262 yearly to be paid in 2 installments of \$8,131.00"

After a motion was duly made and seconded, the motion passed unanimously.

C. OFFICE RENOVATION

BE IT RESOLVED: "That the Board of directors of 110 E. Delaware condo association approves the proposal from standard maintenance for office renovation in the amount of \$4,120"

After a motion was duly made and seconded, the motion passed unanimously.

D. APPROVAL OF HALLWAY RENOVATION CHOICES

BE IT RESOLVED: "That the Board of directors of 110 E. Delaware condo association approves delegation of cosmetic choices for hallway remodel to Board President"

After a motion was duly made and seconded, the motion passed unanimously.

E. LANDSCAPING CONTRACT RENEWAL

BE IT RESOLVED: "That the Board of directors of 110 E. Delaware condo association approves the renewal contract from Hemlock Garden in the amount of \$11,650 for 2022 landscaping services."

After a motion was duly made and seconded, the motion passed unanimously.

F. FANNIE MAE DISCLOSURE MATERIALS

BE IT RESOLVED: "That the Board of directors of 110 E. Delaware condo association approves the condo questionnaire addendum as presented for distribution to prospective buyers"

After a motion was duly made and seconded, the motion passed unanimously.

IX. STANDARD BUSINESS

A. FINANCIAL REPORT

B. CONTRACT LOG

C. ENGINEERS REPORT

X. RECESS TO CLOSED SESSION (IF NECESSARY)

XI. EXECUTIVE SESSION

XII. RECONVENE TO OPEN

XIII. ADJOURNMENT

APPROVED

DATE

110 EAST DELAWARE CONDOMINIUM ASSOCIATION

110 E. Delaware Condominium Association

December 1, 2021 6:00 PM ZOOM

Chicago, IL 60611

:

- I. OPEN FORUM
- II. CALL TO ORDER
Directors Present:
Elissa Polan – Director
James Baer – Director
Allison Delaney – President
Alice Fan – Secretary
Robert Kent - Treasurer
Additional Attendees
Dorothy Gajewska - First Service Residential
Clifton Taylor - First Service Residential
- III. APPROVAL OF MINUTES
Be It Resolved that the Board of Directors of the 110 East Delaware Condominium Association approves the minutes of the November 3, 2021.
The motion passed unanimously
- IV. PRESIDENT'S REPORT
- V. MANAGEMENT REPORT
- VI. OLD BUSINESS
- VII. NEW BUSINESS
Be It Resolved that the Board of Directors of the 110 East Delaware Condominium Association approves the budget for the 2022-2023 fiscal year.
The motion passed unanimously
- VIII. STANDARD BUSINESS
- IX. ADJOURNMENT

Board of Directors Meeting Minutes
110 E Delaware Condominium Association
November 3, 2021

The Board of Directors Meeting for 110 E Delaware Condominium Association, an Illinois not-for-profit corporation, was held on Wednesday, November 3, 2021.

The following members of the Board attended the meeting:

Allison Delaney	President
Robert Kent	Treasurer
Alice Fan	Secretary
Elissa Polan	Director

James Baer was absent from the meeting.

Also in attendance at the meeting, representing FirstService Residential, was Dorothy Gajewska, Property Manager and Clifton Taylor, Regional Director.

Allison Delaney called the Board Meeting to order at 5:04 p.m.

Robert Kent moved to approve the September 9, 2021, meeting minutes. Allison Delaney seconded and the motion carried unanimously.

Robert Kent moved to approve the updated 22.1 disclosure. Allison Delaney seconded and the motion carried unanimously.

Key Track System

Allison Delaney moved to approve the KeyTrak proposal in the amount of \$10,004.91. Elissa Polan seconded and the motion carried unanimously.

Camera System

Allison Delaney moved to approve the upgrade to the existing camera system. Elissa Polan seconded and the motion carried unanimously.

Access System

Allison Delaney moved to approve Brivo as an upgrade to our current building access system. Robert Kent seconded and the motion carried unanimously.

Unit Entry Lockset

The board discussed the replacement of the unit entry locksets. By unanimous consent the vote for approval was tabled.

Front Entry Pavers

Allison Delaney moved to approve Western Specialty Contractors to perform the concrete/paver repairs in front of the building, contingent upon LS Contracting unable to price match the bid received from WSC . Elissa Polan seconded and the motion carried unanimously.

20th Floor Painting

Allison Delaney moved to approve ceiling painting/repairs on the 20th floor in the amount of \$2,500. Robert Kent seconded and the motion carried unanimously.

2022 Proposed Budget

Robert Kent moved to approve the 2022 proposed budget for distribution to ownership for a 25 day review. Allison Delaney seconded and the motion carried unanimously.

At 7:52 p.m., there being no further business, meeting adjourned.

Board of Directors Meeting Minutes
110 E Delaware Condominium Association
September 9, 2021

The Board of Directors Meeting for 110 E Delaware Condominium Association, an Illinois not-for-profit corporation, was held on Thursday, September 9, 2021 via zoom.

The following members of the Board attended the meeting:

Allison Delaney	President
Robert Kent	Treasurer
Elissa Polan	Director
Alice Fan	Director

James Baer was not in attendance at the meeting.

Also in attendance at the meeting, representing FirstService Residential, were Dorothy Gajewska, Property Manager, and Clifton Taylor, Regional Director.

Allison Delaney called the Board Meeting to order at 6:03pm.

Allison Delaney moved to approve the May 26, 2021 meeting minutes. Elissa Polan seconded and the motion carried unanimously.

Elissa Polan moved to approve the 22.1 disclosure. Allison Delaney seconded and the motion carried unanimously.

Gas Contract

Elissa Polan moved to approve Prospect Resources to secure a gas contract for the association. Allison Delaney seconded and the motion carried unanimously.

Doormen Chair

Allison Delaney moved to approve a new chair for the doormen station and the management office in the amount of \$1,500. Robert Kent seconded and the motion carried unanimously.

Winter Floral Arrangement

The board unanimously approved Allison Delaney to purchase and install holiday décor for the lobby with a not to exceed amount of \$1,200.

Triennial Tax Appeal

Robert Kent moved to engage Field & Goldberg LLC. to appeal the real estate tax assessment on behalf of the unit owners for years 2021-2023. Elissa Polan seconded and the motion carried unanimously.

Window Sealant Project

Robert Kent moved to approve the interior window sill project in the amount of \$14,416. Allison Delaney seconded and the motion carried unanimously.

Package Tracking

The board unanimously approved the purchase of a scanner and signature pad to implement package tracking.

Vent Cleaning

Elissa Polan moved to approve Airways Systems to clean the unit owners kitchen and bath vent/grills along with the hallway vents in the amount of \$15,420. Allison Delaney seconded and the motion carried unanimously.

Unit Owner Deck Removal

Elissa Polan moved to approve the deck removal of the 4th floor units to enable the removal of ivy, and to inspect the roof membrane that lies underneath the 4th floor balconies. The roof has been compromised from the planting of ivy by a previous homeowner, not to exceed the amount of \$21,000. Allison Delaney seconded and the motion carried unanimously.

At 8:10pm, there being no further business, the meeting adjourned.

Board of Directors Meeting Minutes
110 E Delaware Condominium Association
May 26, 2021

The Board of Directors Meeting for 110 E Delaware Condominium Association, an Illinois not-for-profit corporation, was held on Wednesday, May 26, 2021 via zoom.

The following members of the Board attended the meeting:

James Baer	President
Robert Kent	Treasurer
Elissa Polan	Director
Allison Delaney	Director
Alice Fan	Director

Also in attendance at the meeting, representing FirstService Residential, were Dorothy Gajewska, Property Manager, and Clifton Taylor, Regional Director.

James Baer called the Board Meeting to order at 6:06pm.

James Baer moved to approve the April 22, 2021 meeting minutes. Elissa Polan seconded and the motion carried unanimously.

James Baer moved to approve the 22.1 disclosure. Robert Kent seconded and the motion carried unanimously.

Façade Repairs

Robert Kent approved LS Contracting to complete the façade repair project in the amount of \$445,302. Allison Delaney seconded and the motion passed with 4 votes in favor and 1 abstention.

Appoint Officers

The Board of Directors appointed officers for their new positions:

President- Allison Delaney

Director- Elissa Polan

Treasurer- Robert Kent

Director- James Baer

Secretary- Alice Fan

Canopy Project

Allison Delaney moved to approve the exploratory canopy project not to exceed \$2500. Elissa Polan seconded and the motion carried unanimously.

At 8:03pm, there being no further business, the meeting adjourned.

Board of Directors Meeting Minutes
110 E Delaware Condominium Association
April 22, 2021

The Board of Directors Meeting for 110 E Delaware Condominium Association, an Illinois not-for-profit corporation, was held on Thursday, April 22, 2021.

The following members of the Board attended the meeting:

James Baer	President
Robert Kent	Treasurer
Allison Delaney	Director
Elissa Polan	Director

Shannon Harper was absent from the meeting.

Also in attendance at the meeting, representing FirstService Residential, was Dorothy Gajewska, Property Manager and Clifton Taylor, Regional Director.

James Baer called the Board Meeting to order at 6:00 p.m.

James Baer moved to approve the March 3, 2021 and March 24, 2021 meeting minutes. Robert Kent seconded and the motion carried unanimously.

James Baer moved to approve the updated 22.1 disclosure. Robert Kent seconded and the motion carried unanimously.

2020 Tax Audit

Robert Kent moved to approve the 2020 tax audit. James Baer seconded and the motion carried unanimously.

Association Insurance

Robert Kent moved to approve the association insurance in the amount of \$40,199. Elissa Polan seconded and the motion carried unanimously.

At 6:26 p.m., there being no further business, meeting adjourned.

110 E. Delaware Condominium Assoc.

Annual Meeting Minutes

July 9, 2020 at 7PM

110 E. Delaware Lobby

Meeting was called to order at 7:01 p.m. by the Board President, Aaron Rifkind.

The following members of the Board attended the meeting:

Aaron Rifkind- President

Elissa Polan- Treasurer

Shannon Harper- Secretary

James Baer- Director

Robert Kent – Director

Also in attendance at the meeting and representing FirstService Residential were Clifton Taylor, Regional Director and Dorothy Gajewska, Property Manager.

The 2019 Annual Meeting Minutes were approved by Aaron Rifkind, Elissa Polan seconded. The motion carried unanimously.

Management certified a quorum at 57.53%.

There are two (2) candidates for two (2) open positions. Candidates are as follows:

James Baer, Elissa Polan

Allison Delaney was nominated from the floor with a 17.61% vote.

James Baer received a 41.75% vote

Elissa Polan received a 29.82% vote

By acclamation the following owners were elected to serve a 2-year term: James Baer, and Elissa Polan.

Meeting was adjourned at 7:36pm

Board of Directors Meeting Minutes
110 E Delaware Condominium Association
March 3, 2021

The Board of Directors Meeting for 110 E Delaware Condominium Association, an Illinois not-for-profit corporation, was held on Wednesday, March 3, 2021.

The following members of the Board attended the meeting:

James Baer	President
Robert Kent	Treasurer
Shannon Harper	Secretary
Elissa Polan	Director
Allison Delaney	Director

Also in attendance at the meeting, representing FirstService Residential, was Dorothy Gajewska, Property Manager, and Clifton Taylor, Regional Director.

James Baer moved to approve the December 11, 2020 meeting minutes. Shannon Harper seconded and the motion carried unanimously.

Robert Kent moved to approve the updated 22.1 disclosure. James Baer seconded and the motion carried unanimously.

Robert Kent moved to reimburse the operating account \$77,680 for reserve expenses that were paid out of the operating account. Elissa Polan seconded and the motion carried unanimously.

Reserve Funds

Robert Kent moved to reallocate the reserve funds to obtain a higher interest rate. James Baer seconded and the motion carried unanimously.

K2N Crest Engineering

Robert Kent moved to approve K2N Crest Engineering to perform engineering services for the critical exam project. James Baer seconded and the motion carried unanimously.

Landscaping

Robert Kent moved to approve Hemlock Garden and Floral for the 2021 landscaping. James Baer seconded and the motion carried unanimously.

P-Card

James Baer moved to approve the purchase card for building needs that require immediate payment. Allison Delaney seconded and the motion carried unanimously.

Smoke Free Building Amendment

James Baer moved to approve the distribution of the proposed amendment to ownership. Allison Delaney seconded and the motion carried unanimously.

The Board recessed to closed session at 7:20 p.m. and reconvened to open session at 7:40 pm.

Executive Session

Unit A- Homeowner requested that the board investigate the leak in the unit. The board approved the onwner's request for investigation.

Unit B- Notice of violation will be sent to unit B for noxious smell.

The request to increase the Engineer's housing allowance has been granted by the board.

At 7:48 p.m., there being no further business, the meeting adjourned.

Board of Directors Special Meeting Minutes

110 E Delaware Condominium Association

March 24, 2021

The Board of Directors Meeting for 110 E Delaware Condominium Association, an Illinois not-for-profit corporation, was held on Wednesday, March 24, 2021.

The following members of the Board attended the meeting:

James Baer	President
Shannon Harper	Secretary
Elissa Polan	Director
Allison Delaney	Director

Also in attendance at the meeting, representing FirstService Residential, was Dorothy Gajewska, Property Manager. Clifton Taylor, Regional Director and Robert Kent, Treasurer was absent from the meeting.

James Baer called the Board Meeting to order at 11:02 a.m.

Signa Windows

James Baer moved to approve Signa Windows for the installation of the retro fit windows for the commercial spaces, Crystal Room and Sheen Cleaners. Elissa Polan seconded and the motion carried unanimously.

At 6:06 p.m., there being no further business, Elissa Polan moved to adjourn the meeting.

Board of Directors Meeting Minutes
110 E Delaware Condominium Association
December 11, 2020

The Board of Directors Meeting for 110 E Delaware Condominium Association, an Illinois not-for-profit corporation, was held on Friday, November 20, 2020.

The following members of the Board attended the meeting:

Robert Kent	Treasurer
Shannon Harper	Secretary
Elissa Polan	Director
James Baer	Director

Also in attendance at the meeting, representing FirstService Residential, was Dorothy Gajewska, Property Manager and Clifton Taylor, Regional Director.

James Baer called the Board Meeting to order at 10:01 a.m.

James Baer moved to approve the September 30, 2020 and October 14, 2020 meeting minutes. Shannon Harper seconded and the motion carried unanimously.

Robert Kent moved to approve the updated 22.1 disclosure. James Baer seconded and the motion carried unanimously.

2021 Budget

Robert Kent moved to approve the 2021 budget, James Baer seconded and the motion carried unanimously.

Appoint New Board Member

The board decided to table the appointment of a new board member until a notice of vacancy was sent to ownership.

Appointment of Officers

James Baer was appointed to serve as Board President until the next Annual Election in 2021.

The Board recessed to closed session at 10:12 a.m.

-A request was made to the board by a homeowner to waive a late fee.

The meeting reconvened to open session at 10:38 a.m.

At 10:41 a.m., there being no further business, meeting adjourned.

Board of Directors Meeting Minutes
110 E Delaware Condominium Association
September 30, 2020

The Board of Directors Meeting for 110 E Delaware Condominium Association, an Illinois not-for-profit corporation, was held on Wednesday, September 30, 2020 via zoom.

The following members of the Board attended the meeting:

Aaron Rifkind	President
Robert Kent	Treasurer
Shannon Harper	Secretary
Elissa Polan	Director
James Baer	Director

Also in attendance at the meeting, representing FirstService Residential, were Dorothy Gajewska, Property Manager, and Clifton Taylor, Regional Director.

Aaron Rifkind called the Board Meeting to order at 7:00pm.

Aaron Rifkind moved to approve the July 9, 2020 meeting minutes. Elissa Polan seconded and the motion carried unanimously.

Aaron Rifkind moved to approve the 22.1 disclosure. Elissa Polan seconded and the motion carried unanimously.

2021 Draft Budget

Aaron Rifkind moved to approve the distribution of the 2021 draft budget to ownership. The motion failed with a 2 in favor and 3 against vote.

Lobby Renovation

Aaron Rifkind moved to approve the lobby renovation in the amount of \$60K. The motion failed with a 2 in favor and 3 against vote. The board voted unanimously to obtain three (3) proposals from three (3) separate interior designers.

Reserve Analysis

Robert Kent moved to table the reserve analysis provided to the board from FirstService Residential. Aaron Rifkind seconded and the motion passed unanimously.

Shatterproof Film

Aaron Rifkind moved to resolve the installation of the shatterproof film in the amount of \$7,764. Elissa seconded and the resolution passed unanimously.

Garage Office Door

Aaron Rifkind moved to resolve the replacement of the garage office door in the amount of \$2,900. James Baer seconded and the resolution passed unanimously.

The Board recessed to closed session at 8:30pm

Closed Session

The board received a complaint from NCR Parking regarding a homeowner that has not been following the garage rules. The board voted unanimously to send the homeowner a warning letter drafted by the association's legal counsel.

At 9:15pm, there being no further business, the meeting adjourned.

Board of Directors Special Meeting Minutes

110 E Delaware Condominium Association

November 12, 2020

The Board of Directors Special Meeting for 110 E Delaware Condominium Association, an Illinois not-for-profit corporation, was held on Wednesday, October 14, 2020.

The following members of the Board attended the meeting:

Aaron Rifkind	President
Shannon Harper	Secretary
Elissa Polan	Director

Also in attendance at the meeting, representing FirstService Residential, was Dorothy Gajewska, Property Manager.

Aaron Rifkind called the Board Meeting to order at 6:00 p.m.

Aaron Rifkind moved to approve the 2021 draft budget for distribution to ownership for a 25 day review. Elissa Polan seconded and the motion carried unanimously.

At 6:10 p.m, there being no further business, meeting adjourned.

Board of Directors Meeting Minutes
110 E Delaware Condominium Association
September 30, 2020

The Board of Directors Meeting for 110 E Delaware Condominium Association, an Illinois not-for-profit corporation, was held on Thursday, July 9, 2020 via zoom.

The following members of the Board attended the meeting:

Aaron Rifkind	President
Elissa Polan	Treasurer
Shannon Harper	Secretary
James Baer	Director
Robert Kent	Director

Also in attendance at the meeting, representing FirstService Residential, were Dorothy Gajewska, Property Manager, and Clifton Taylor, Regional Director.

Aaron Rifkind called the Board Meeting to order at 7:30pm.

Aaron Rifkind moved to approve the April 23, 2022 meeting minutes. Elissa Polan seconded and the motion carried unanimously.

Aaron Rifkind moved to approve the 22.1 disclosure. Robert Kent seconded and the motion carried unanimously.

Appoint Officers

The Board of Directors appointed officers for their new positions:

President- Aaron Rifkind	Director- Elissa Polan
Treasurer- Robert Kent	Director- James Baer
Secretary- Shannon harper	

Staff Bonus

Aaron Rifkind moved to approve that staff bonuses are to be paid out of the reserve account, Robert Kent seconded and the motion carried unanimously.

The Board recessed to closed session at 7:56pm

Closed Session

A housing allowance of \$1000 was approved to be paid monthly to the Engineer.

The Board reconvened to open session at 8:37pm.

At 8:39pm, there being no further business, the meeting adjourned.