

**JAMES/KILMER CONDOMINIUM ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING
March 19, 2018**

A special meeting of the Board of Directors of the James/Kilmer Condominium Association (the "Association"), an Illinois not-for-profit corporation, was called to be held on Monday, March 19, 2018, in the James House Hospitality Room, 1560 North Sandburg Terrace, Chicago, Illinois, pursuant to By-Laws.

CALL TO ORDER

Judy Barnes, President of the Association, called the meeting to order at 6:36 p.m. A quorum was present in that the following directors were present:

Judy Barnes
David Beck
Patty Culbertson
Jacque Ehrlich
Bruce Kaminsky
Betty Latson
Barbara Mueller
Nancy Slattery (via speaker phone)
Bill Winter

Also present were Thomas Kristufek, Property Manager.

There were no changes to the agenda.

RECESS TO UNIT OWNERS' OPEN FORUM

The meeting was recessed at 6:37 p.m. for the Unit Owners' Open Forum.

RECONVENE TO REGULAR SESSION

The meeting was reconvened to Open Session at 6:49 p.m.

ACTION ITEMS

Approval of General Contractor for Corridor Renovation Project

Upon motion duly made by David Beck and seconded by Patty Culbertson, the following resolution was made:

BE IT RESOLVED, that the Board of Directors approve Leopardo as the general contractor for the James Kilmer Corridor Renovation Project, in the amount of \$2,252,228. The motion passed unanimously.

Approval of Alternate for James House Corridors Wall Coverings

Upon motion duly made by David Beck and seconded by Patty Culbertson, the following resolution was made:

BE IT RESOLVED, that the Board of Directors approve the alternate for wall coverings for James House corridors at the passenger elevator banks, for a not-to-exceed amount of \$30,000, to be paid from the Reserve Fund. The motion passed unanimously.

Approval of Procurement of Furniture for Kilmer House

Upon motion duly made by Jacque Ehrlich and seconded by David Beck, the following resolution was made:

BE IT RESOLVED, that the Board of Directors approve the designer, GDS, to procure furniture for Kilmer House, including lobby coffee table, 2 upholstered chairs and console tables for floors 2-6, and lobby rug (if not already included in base bid), for a not-to-exceed amount of \$25,000 to be paid from the Reserve Fund. The motion passed unanimously.

NEW BUSINESS

Jacque Ehrlich announced there will be a HOA meeting, this Wednesday, March 21st at 6:30 p.m. in the Alcott Hospitality Room.

ADJOURNMENT

There being no further business to bring before the Board, upon motion duly made by David Beck and seconded by Jacque Ehrlich, the meeting was adjourned at 7:05 p.m.

Respectfully submitted,


Board Secretary