

**THE FOLLOWING SETS FORTH THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE JAMES/KILMER CONDOMINIUM ASSOCIATION DULY HELD ON April 14, 2013.**

**JAMES/KILMER CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
April 14, 2013**

A 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 Sunday, April 14, 2013, in the James House Hospitality Room, 1560 North Sandburg Terrace, Chicago, Illinois, pursuant to By-Laws.

**CALL TO ORDER**

Nancy Slattery, President of the Association, called the meeting to order at 2:00 p.m. A quorum was present in that the following directors were present:

Frances Andrews  
David Beck  
Peter Cremer  
Barbara Grodzins  
Dorsey Ruley (via telephone)  
Nancy Slattery

Also present was Richard Vicens, Property Manager, of DK Condo, A Draper & Kramer Company.

**ACTION ITEMS**

**Approval of Direct Charge for James House and Kilmer House HVAC Lateral Pipe Replacement Project**

**Upon motion duly made by David Beck and seconded by Barbara Grodzins, the following resolution was made:**

**WHEREAS, the HVAC system lateral pipes that serve units in James House and Kilmer House are deteriorated and require replacement at a projected cost of \$2,600,000.**

**WHEREAS, Section 3.02 of the Association's Declaration of Condominium provides that the HVAC system lateral pipes that serves each unit is a Limited Common Elements of the unit is serves.**

**WHEREAS, Section 4.06 (b) (iii) of the Association's Declaration authorizes the Board, in its sole discretion, to provide Limited Common Element maintenance, repair and restoration as long as some portion of the cost is charged directly to the owner(s) of the unit(s) benefited by the work.**

**WHEREAS, the Board of Directors deems it in the best interests of the Association to replace all of the Limited Common Element lateral HVAC pipes in the James House building and the Kilmer House building at a total projected cost of \$2,600,000, and to exercise its discretion to directly charge the owner of each James House unit and Kilmer House unit for 100% of the cost of replacing the HVAC lateral pipes that serves each unit.**

**NOW, THEREFORE, IT IS RESOLVED THAT, the Board does hereby direct that the owner of each James House unit and Kilmer House unit be directly charged for 100% of the cost of replacing the HVAC lateral pipes that exclusively serve that owner's unit. The motion passed with all present voting in favor of the resolution.**

**Ratify the previously electronically approved motion awarding a contract to Universal Protection Service LLC to provide security for units during the lateral pipe replacement project**

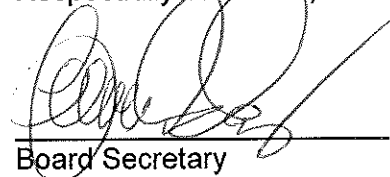
**Upon motion duly made by Barbara Grodzins and seconded by Peter Cremer, the following resolution was made:**

**Be it resolved that the Board of Directors ratify the previously electronically approved motion awarding a contract to Universal Protection Service LLC to provide security for units during the lateral pipe replacement project at a not to exceed price of \$172,560 in accordance with their proposal dated March 22, 2013. The motion passed with all present voting in favor of the resolution.**

**ADJOURNMENT**

**There being no further business to come before the Board, upon motion duly made by David Beck and seconded by Barbara Grodzins, the meeting was adjourned at 2:07 p.m.**

Respectfully submitted,



Board Secretary