

President's Report

Condo CPA's Independent Accountant's Report

The Condo CPA Report on expenditures related to five major MTCA projects completed during the period 2006 through April 2013, found that a total of \$1,474,373 was spent on these projects while only \$610,052 was board approved. These projects included the 20th Floor Remodeling, 53rd Floor Model Floor, Elevator Lighting, East & West Tower Lobbies and the Door Plaques. The Condo CPA's Report is being reviewed by the Board to determine what steps, if any, the Association needs to take with regard to those expenditures. We want to reiterate that current board and management procedures are for the Board to review all expenditures of at least \$3,000 or greater and that all projects/work is presented to the Board for approval with complete details and competitive bids, where applicable.

Superior Service at Less Cost

Congratulations to our Association Attorney, Kerry Bartell, who is the new President of the Community Associations Institute. Ms. Bartell and her firm Kovitz, Shifrin, Nesbit, have been our attorneys for nine months now. Kovitz, Shifrin, Nesbit concentrates their practice on Association Law. They have been incredibly responsive, efficient and thorough with regard to all of our legal needs. Ms. Bartell and her firm provide us what we believe to be far superior representation at a fraction of the cost that we had been paying. (It should also be noted that we have contested charges billed by our former law firm on the grounds that services done were not for the benefit of the Association.)

Scrutinize, Guard and Protect Association Funds

Thank you to Finance Committee members Mark Ulaszek, Jerry Holman and Shelby Rogers for their detailed analysis of the 2012 Capital Expenditure Chargeback from the commercial owner per the Operating Agreement. The original bill was reduced from \$36,278 to \$17,303, thus saving the Association \$18,975.

RCN Cable Conversion

We are now 100% converted to RCN cable. Because of the conversion from DirectTV to RCN, each unit now pays \$10.04 less per month for basic service.

At the February 20th Board Meeting

The following committees were approved:

- 1) Laundry Room
- 2) Common Elements Refresh
- 3) Rules & Regulations Review

Also approved at the Board Meeting:

- 1) Costs for remodel of Association owned unit
- 2) Three common area televisions for communication of Association information.
- 3) Approval of contract for preventive maintenance of fitness equipment.
- 4) Approval of HVAC maintenance contract.

OTHER BOARD NEWS

Long time board member and Treasurer Michel Louvain has resigned his board position. We thank Dr Louvain for his many years of service on the Board. This leaves an open board seat. Any owner interested in serving as a board member should submit their interest, along with a brief résumé to the management office by Friday, March 14th.

BOARD ELECTION SCHEDULE

Wedns., March 26. Candidate Forms due back in Management Office by 5pm

Fri., March 28. Mailing of Notice of Annual Meeting, Agenda, Candidates Forms & Proxy

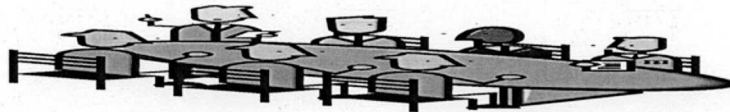
Mon., April 28, 7pm. 37th Annual Election Night

SOCIAL/THANK YOU

Special thank you to Art Historian and Owner Kathleen Gibbons for her presentation on February 5 and continuing her lecture series. Thank you to Brett Young and the social committee for the presentation "Vincent: A Life in Color" on February 26 and continuing movie night!

Much welcomed Spring arrives this month! Hopefully the weather in Chicago will cooperate with the calendar!

Ellen Chessick



SECURITY & SAFETY COMMITTEE REPORT

Recently the Board approved the installation of additional cameras and swipe pads throughout the towers. This project has been completed except for the cameras on the roof and will be installed when the weather breaks. An intercom button has also been installed in the fitness room linking directly to the lobby security desk.

Short term vacation and weekend rentals are strictly prohibited and subject to a fine. In addition, they are a violation of the City of Chicago Ordinance.

The luggage carts located in each tower lobby are limited to 30 minutes for your use and must not be taken off the property.

If you are planning a large party for St. Patrick's Day (or any other event) a "Guest List Form" is available from the security desk and the management office. This will ease your guest's entrance into the towers.

If you use a cell phone for your primary means of communication, you will need a phone plugged into a wall jack for the intercom system (from the security desk) to work properly. You do not need land line service. If you made the switch to RCN phone service, you will still need a phone plugged into a wall jack. If the guard needs to call you on a cell phone (when you have a guest or delivery), you may be required to physically go downstairs to meet them.

SOCIAL & NEWSLETTER COMMITTEE REPORT

We met on February 18th. We talked about the wonderful "Wild Chicago" TV show retrospective presented by former host Ben Hollis on January 23rd, thanks to Ben. Also thanks to Zip Car for serving cupcakes and champagne to both towers on February 19th! At our meeting we made final arrangements for the showing of the documentary on resident owner Vincent Falk named "Vincent: A Life in Color" on February 26th. We set the second Wednesday of every month for Kathleen Gibbon's illustrative art talks or other art-related lectures. Thanks to Kathleen and to Ken Schadt for his art club that continues to be on every fourth Monday.

We have the meeting room wired for RCN cable TV projection. The system debut was February 23rd, when we projected the Winter Olympics closing ceremonies.

The fourth Wednesday of every month will be movie night. On March 26th we plan a presentation on the extension of the Riverwalk now under construction between State and LaSalle. Using a power point produced by the City we will illustrate the project and delineate the projected construction schedule and design. Join us to learn more about this important project that began construction in January. The State to Dearborn section will be completed by Spring 2015.

The next Social and Newsletter committee meeting is scheduled for Tuesday, March 18th.

LAUNDRY ROOMS

Later this year, the lease expires on the equipment in the laundry rooms. A committee has been formed to evaluate our options. Based on input we have heard, more top load washers will be added.

NEW CONSTRUCTION REMINDER

Please be reminded when renovating your unit, to complete a construction application as the work will need to be reviewed and approved before your start date. Beginning work without obtaining approval can lead to fines and other expenses.

LOCKERS

There are two end of the hall lockers available on floors 33 and 39 in the east tower. Lockers are \$100/month. Please contact the Management Office for more details.

MOVE IN—MOVE OUT

Spring is just around the corner and it is moving season. If you are planning a move, please contact the management office to lock in the time and date for your move.

ASSESSMENT PAYMENT REMINDERS

Assessment payments are due on the 1st of each month. Payments received in the MTCA Office or lock-box after the 10th will be charged a fee as outlined in the rules and regulations.

ART TALK

THE NEW ART OF MID-20TH CENTURY AMERICA

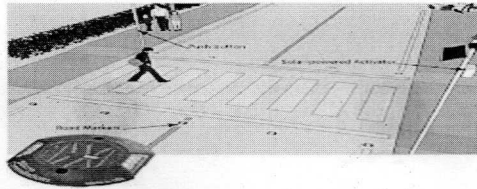
The construction of Marina City in the 1960's challenged ideas about architecture. The '60s also saw artists challenging ideas about painting and sculpture. Jackson Pollock, Andy Warhol and others broke from tradition, creating works that rocked the art world. We will examine Abstract Expressionism, POP Art, OP Art, and Minimalism to better understand this creative period in American Art.

Wednesday, March 12 at 7 pm -- East Tower Meeting Room, 20th floor

Please join us. Wine and cheese will be served. Talk given by Kathleen Gibbons

LAUNDRY ROOM WASHERS

For a more effective wash of your clothes we want to remind residents to ONLY use HE (High Efficiency) liquid detergent in the front load washers. Use of non-HE detergent will cause over "sudsing", and build up of detergent residue in the front loader which will lead to failure of the machine. In addition, detergent residue will build up in your clothes!! Also, please read the directions on the HE detergent bottle as a very small amount of the liquid soap is needed for a clean wash of your clothes. The price of the HE (High Efficiency) detergent is comparable to the cost of the other types and you use less for a better wash. Please remember not to overload the machine with clothes as the outcome the cleanliness of your clothes will not be to full standard. We want your wash to come out correct and to your satisfaction; and we want to keep the washing machines functioning correctly.



STATE & DEARBORN STREET CROSSWALKS

For the safety of the residents at Marina Towers it will be to our benefit for the City to install a traffic light signal on State & Dearborn Streets where we so often cross coming and going to our homes. The least the City should do is install a stop sign with flashing lights at each cross walk. To get this done we need for the residents to email Alderman Brendan Reilly stating they are a resident of Marina Towers, how unsafe it is to cross the street and that traffic light signals need to be installed on both State and Dearborn Streets. Kindly email Alderman Reilly at office@ward42chicago.com. Your emails on a monthly basis to the Alderman will be appreciated until something is done for our wellbeing.

PERSONAL SAFETY TIPS (PROVIDED BY THE CPD)

● Keep your unit doors locked. ● On the street: Be Alert. Carry purses across your chest or under your arm. Carry wallets in front pockets. Late night or early morning, keep cell phone out of sight. ● Try not to walk alone at night. Use well-lit paths and vary your route if possible. ● On public transit be prepared. Have exact fare ready. Late night or early morning, stay near agent on duty in subways, sit near aisles.

In no event shall the Association, its officers, directors, employees or agents be liable for any direct, incidental, consequential, indirect, special or punitive damages arising out of an individual's use of the newsletter or the information, graphics or documents contained therein whether resulting from loss of use, contracts or profits whether in an action in contract, tort, strict liability or otherwise even if the Association, its officers, directors, employees or agents knew or should have known of the possibility of such damages.