

**ANNUAL MEETING OF UNIT OWNERS
ONE EAST SCOTT CONDOMINIUM ASSOCIATION
November 10, 2010**

DRAFT – (For approval at the 2011 Annual Meet)

The Annual Meeting of the Unit Owners of the One East Scott Condominium Association, an Illinois not-for-profit corporation (the "Association"), was called to order at 6:05 p.m., November 11, 2010, at One East Scott Street, Chicago, Illinois pursuant to written notice to all directors and all members.

Directors Kay Dembski, Jay Hinshaw, Tricia Fergusson, and Michael Schwanderlik were present. Also present were Debbie Elsasser, Property Manager and Ron Hickman represented Community Specialists. Jay Hinshaw acted as Chair of the meeting and Debbie Elsasser kept the minutes.

The Illinois Condominium Act requires that twenty (20%) percent of all votes entitled to be cast be present or by proxy to establish a quorum. Debbie Elsasser announced that holders of 11% voted by ballot at the meeting and 79% voted by proxy for a total of 41.67% therefore, the meeting had a quorum.

The first order of business was the approval of the minutes from the 2009 Annual Meeting. On a motion duly made (Kay Dembski) and seconded (Michael Schwanderlik) the minutes of the November 11, 2009 Annual Meeting were unanimously adopted.

Mr. Hinshaw explained the purpose of the meeting was to elect three directors for two-year terms. Jay also explained that there was an additional open spot because Nicki Weedon a former board member sold her unit so she could no longer serve on the board. There was one year left on her term. The person elected with the fewest votes will receive this term. The persons whose time are expiring are Kay Dembski, Tricia Fergusson and Michael Swanderlik. At this time, Mr. Hinshaw called for any additional nominations from the floor. There being no further nominations; Mr. Hinshaw moved that the nominations be closed for voting purposes. There were five candidates for the four positions -- the candidates were Kay Dembski, Tricia Fergusson, Michael Schwanderlik, anonymous owner and Andy Rodgers. The candidates addressed the unit owners and told them about their qualifications and why they wanted to serve on the Board of Directors.

At this time Mr. Hinshaw asked that the owners mark their ballots. The ballots were collected and tabulated. Debbie Elsasser announced that the candidates with the highest votes were Kay Dembski, Tricia Fergusson, Michael Schwanderlik and Andy Rodgers. Mr. Hinshaw thanked the candidates for participating in the election and that the new directors would serve two-year terms except Andy Rodgers would serve a one year term.

The next order of business was consideration of the auditor's proposed income tax resolution. Mr. Hinshaw explained that condominium associations are urged to pass an income tax resolution so that excess year-end operating income, if any, would be rolled over into the replacement reserve. Without this resolution, excess operating income could be subject to income taxes. On a motion duly made (Tricia Fergusson) and seconded (Michaael Schwanderlik) the following resolution was unanimously adopted:

WHEREAS, the One East Scott Condominium Association is an Illinois corporation duly organized and existing under the laws of the State of Illinois; and

WHEREAS, the members desire that the corporation shall act in full accordance with the rulings and regulation of the Internal Revenue Service:

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the One East Scott Condominium Association:

RESOLVED: That any amounts collected by or paid to the Association in excess of operating expenses for the year ended September 30, 2010, shall be set aside for future major repairs and replacements and allocated to capital components as provided by the guidelines established by IRC Section 118 and Revenue Rulings 75-370 and 75-371. Such amounts shall be deposited into insured interest-bearing accounts. Any amounts so added to replacement funds shall be allocated to the various components at the discretion of the Board of Directors.

Mr. Hinshaw then opened the meeting to discussion with unit owners.

There being no further business to come before the meeting, upon motion duly made (Kay Dembski) and seconded (Michael Schwanderlik) and unanimously carried, the meeting was adjourned at 6:50 PM.

Secretary of the Meeting