

**MINUTES - UNAPPROVED**  
**W.T. 100 BOARD OF DIRECTORS MEETING**  
**THURSDAY, FEBRUARY 21<sup>ST</sup>, 2013**  
**CARD ROOM / 7:00 P.M.**

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IN ACCORDANCE TO OUR DOCUMENTS AND HAVING DULY POSTED NOTICE OF A BOARD OF DIRECTORS MEETING, MEETING CALLED TO ORDER AT 7:00 P.M. ROLL CALL TAKEN AND NORMAN PESELEV, SLAVA BUTLER, GERARDO MANZI, DIANE COHEN WERE IN ATTENDANCE. JIM ROBERTS, SVETLANA BAZIL AND JIM ROBERTS WERE NOT PRESENT. A QUORUM WAS DECLARED AND MEETING COMMENCED.

DIANE COHEN MADE A MOTION TO WAIVE THE READING OF THE MINUTES OF NOVEMBER 1<sup>ST</sup>, 2012. SECONDED BY GERARDO MANZI AND MOTION UNANIMOUSLY APPROVED. DIANE COHEN MADE A MOTION TO VOTE TO APPROVE THE MINUTES OF NOVEMBER 1<sup>ST</sup>, 2012, SECONDED BY SLAVA BUTLER AND UNANIMOUSLY APPROVED.

GERARDO MANZI MADE A MOTION TO APPROVE THE 2011 AUDIT. SECONDED BY SLAVA BUTLER. APPROVED UNANIMOUSLY.

NORMAN PESELEV GAVE THE TREASURER'S FINANCIAL REPORT. DIANE COHEN MADE A MOTION TO APPROVE THE TREASURER'S REPORT. SECONDED BY SLAVA BUTLER. APPROVED UNANIMOUSLY.

OPERATING ACCOUNT: \$450,088.00  
SECURITY DEPOSIT ACCOUNT: \$86,875.00  
ASSESSMENT ACCOUNT: \$189,547.00  
MONEY LEFT FOR OTHER PROJECTS: \$130,286.00

2013 BUDGET WAS REVIEWED AT THE MEETING SINCE WE DID NOT HAVE QUORUM AT THE PREVIOUSLY SCHEDULED MEETING OF DECEMBER 20<sup>TH</sup>, 2012. DIANE COHEN MADE A MOTION TO VOTE ON THE 2013 BUDGET. SECONDED BY SLAVA BUTLER. BUDGET FOR 2013 WAS PASSED UNANIMOUSLY.

UPDATE ON 2013 IMPROVEMENT PROJECTS GIVEN BY NORMAN PESELEV:

THE MECHANICAL PROJECT IS ALMOST DONE.  
THE SLIDING DOORS PROJECT IN THE LOBBY AREA PASSED INSPECTION YESTERDAY AND WILL BE INSTALLED TOMORROW.  
THE AUDITORIUM UNDERGROUND MAIN SEWAGE PIPES JUST BROKE AND WE HAVE TO FIX IT. WE WILL PUT IN AN INSURANCE CLAIM. WE WILL REMODEL IT AT THE SAME TIME.  
WE WILL MAKE IMPROVEMENT INSIDE THE ELEVATORS AND THE SECURITY AREA.

NORMAN PESELEV GAVE A SALES AND RENTALS REPORT. SINCE THE LAST MEETING, 10 UNITS WERE SOLD, 9 UNITS RENTED.

THE BOARD MEMBERS WERE INTRODUCED: SUSAN FEURSTEIN AND AARON ALTHEIM. AN ELECTION WAS NOT HELD AS THERE WERE 4 OPENINGS AND THERE WERE 4 CANDIDATES. NORMAL PESELEV AND SLAVA BUTLER WERE THEREFORE ALSO APPOINTED TO THE 2013 BOARD OF DIRECTORS. ALL DIRECTORS WERE INSTALLED.

AFTER THE DIRECTORS WERE INSTALLED, THEY WERE THEN SEATED AT THE BOARD OF DIRECTORS' TABLE. ELECTION OF OFFICERS WAS HELD AND THE FOLLOWING WERE ELECTED:

NORMAN PESELEV	PRESIDENT
SUSAN FEUERSTEIN	VICE PRESIDENT
SLAVA BUTLER	TREASURER
GERARDO MANZI	SECRETARY

AARON ALTHEIM ABSTAINED FROM VOTING FOR VICE PRESIDENT AND SECRETARY. THE OFFICERS THEN TOOK THE OATH OF OFFICE.

NORMAN PESELEV MADE A MOTION TO ADJOURN THE MEETING. SECONDED BY DIANE COHEN. MOTION PASSED UNANIMOUSLY. MEETING ADJOURNED AT 8:15PM.

RESPECTFULLY SUBMITTED,

NORMAN PESELEV, PRESIDENT OF THE BOARD  
WINSTON TOWERS 100 ASSOCIATION, INC.

