



MINUTES W.T. 100

UNIT OWNER'S MEETING

WEDNESDAY, JULY 27, 2022 AT 10:00 A.M. ZOOM MEETING

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1. CALL TO ORDER/ROLL CALL OF THE BOARD AND DETERMINATION OF THE QUORUM IN ACCORDANCE WITH OUR DOCUMENTS AND HAVING DULY POSTED NOTICE OF A BOARD OF DIRECTORS MEETING, THE MEETING WAS CALLED TO ORDER AT 10:00 A.M. ROLL CALL WAS TAKEN. SLAVA BUTLER, AARON ALTHEIM, NORMAN PESELEV, BRUCE PETERSON, AND FELIX KIZHNER WERE IN ATTENDANCE.

2. A QUORUM WAS DECLARED, AND THE MEETING COMMENCED.

3. MOTION TO WAIVE READING OF PRIOR MINUTES AND APPROVAL OF MINUTES OF JULY 21, 2022 NORMAN PESELEV MADE A MOTION TO WAIVE THE READING OF THE MINUTES OF JULY 21, 2022 SECONDED BY AARON ALTHEIM AND THE MOTION WAS UNANIMOUSLY APPROVED.

**4. APPROVAL OF MINUTES OF JULY 21, 2022
NORMAN PESELEV MADE A MOTION TO VOTE TO APPROVE THE MINUTES OF JULY 21, 2022, SECONDED BY SLAVA BUTLER, IT WAS UNANIMOUSLY APPROVED.**

5. SELECT A CONTRACTOR FOR DEMOLITION, WATERPROOFING GRINDING AND PREPARATION OF THE POOL DECK

NORMAN PESELEV STARTED A DISCUSSION ABOUT POOL RENOVATION. NORMAN EXPLAINED THAT DUE TO THE INSURANCE ISSUES AND INCREASE IN THE PREMIUM FOR THIS TERM (2022-2023) WE HAD TO RAPIDLY START WORK FOR THE CONCRETE RESTORATION. THE FIRST STEP WOULD BE THE TESTING OF THE CONCRETE. 5 SAMPLES WILL BE SENT TO THE LAB. AFTER RECEIVING THE RESULTS, WE WILL KNOW HOW MUCH OF RESTORATION IS REQUIRED. MEANWHILE, THE DEMOLITION WILL START AT THE POOL DECK TO REVEAL THE DAMAGE TO THE POOL DECK. WE ALSO HOPE TO GET A MUCH PRECISE PRICE ONCE THE CONCRETE IS VISIBLE. THE PERMIT PROCESS WILL TAKE UP TO 3 MONTHS. DEMOLITION PERMIT WILL TAKE UP TO 3 WEEKS.

LEV FURTHER CLARIFIED WHAT MATERIALS WILL BE USED TO FINISH THE POOL. SIKA IS WHAT THE BOARD INCLINED TO DO. HOWEVER, THIS IS STILL UNDER DISCUSSION. WE PREFER TO STAY WITHING THE BUDGET AND WE WILL BE ABLE TO KNOW ONLY AFTER THE CONCRETE RESTORATION AND SEE HOW MUCH FUNDS ARE LEFT.

CONCRETE COMPANIES WERE BIDDING ON THE POOL DECK PROJECT. WE ARE STRIVING FOR A MORE COST-EFFECTIVE COMPANY TO HANDLE THE PROJECT. CURRENTLY WE HIRED PIF CONSTRUCTION COMPANY TO DO THE DEMOLITION.

REMOVING PAVERS, THEY ARE GETTING A CONTAINER TO REMOVE ALL THE DEMOLITION MATERIALS. BOBCAT WILL BE REMOVING THE PAVERS EAST AND WEST. THE CONTAINER WILL BE PLACED ON THE WEST SIDE. IT WILL CREATE SOME LEVEL OF INCONVENIENCE WHILE RESIDENTS EXIT ON THE WEST

SIDE FROM THE UPPER GARAGE. THE POOL DECK WILL BE SCRAPED FROM WATER PROOFING, THE ENGINEER HAS TO APPROVE. THERE WILL BE NOISE DUE TO INTENSE JOB. THE DEMOLITION WILL TAKE APPROXIMATELY 1.5 MONTHS. THE CITY IS TAKING THEIR TIME TO APPROVE ALL THE PROJECTS. THEY ARE ADJUSTING A LITTLE ALT THE TIME, SO WE DO NOT KNOW WHAT THEY WILL DISAPPROVE NEXT. WE ARE CONTINUOUSLY HAVING TO REVISE OUR PAPERWORK JUST IN ORDER TO COMPLY WITH CITY'S REQUIREMENTS.

NORMAN EMPHASIZED THAT WE ARE STRIVING TO MOVE AS QUICK AS POSSIBLE. BECAUSE OF THE INSURANCE PREMIUMS NEXT YEAR. WE ARE TRYING TO BRING IT DOWN.

LEV FURTHER EXPLAINED THE POSSIBILITY OF KEEPING CURRENT PAVERS WAS DISCUSSED. IT WAS BROUGHT TO RESIDENTS' ATTENTION THAT IT IS A POSSIBILITY, HOWEVER IT WILL COST A LOT TO STORE IT AND KEEP IT IN THE NEAT PROPER WAY. IT IS CHEAPER TO PURCHASE NEW MATERIALS. WE ARE CONSIDERING SPECIAL WATERPROOFING THAT IS MORE COST EFFECTIVE THAT PAVERS.

NORMAN PESELEV MADE A MOTION TO VOTE ON THE MOST COST-EFFECTIVE CONTRACTOR. SLAVA BUTLER SECOND THIS. BRUCE PETERSON, AARON ALTHEIM, AND FELIX KIZHNER WERE IN FAVOR. THE VOTE WAS APPROVED UNANIMOUSLY.

FURTHER NORMAN PESELEV INSTRUCTED LEV TO MOVE ON WITH THE PROJECTS WITHOUT FURTHER DELAY.

SLAVA BUTLER POINTED OUT THAT THE PARKING LOT NEEDS TO BE COORDINATED WITH THE PROJECTS. THE CARS HAVE TO BE REMOVED FROM THE GARAGE GRADUALLY. THE SPACE FOR THE CONTAINERS NEEDS TO BE FREED. RESIDENTS WILL HAVE TO PARK ON THE STREET.

NORMAN FURTHER RECAPPED AND ADDED THAT THERE WILL BE PARKING LOT PROJECT THAT WILL CREATE UP TO 14-20 SPACE ON THE EAST SIDE AND AT THE FRONT OF THE BUILDING. OUR BELLMEN WILL BE HANDLING THE PARKING. PARKING LOT WILL BE EMPTY OUT PARTIALLY. THE NOTICE WILL BE NOTIFIED ACCORDINGLY.

LEV FURTHER EXPLAINED THAT A CRAIN WILL BE PLACED AT WINSTON TOWERS FRONT PARKING LOT SOON TO DELIVER 5 MACHINERIES TO THE ROOF.

MOREOVER, WHEN THE ACTUAL CONCRETE RESTORATION CONSTRUCTION WILL START, WE WILL HAVE TO REMOVE 20 VEHICLES ON THE UPPER GARAGE AND 20 VEHICLES FROM THE LOWER GARAGE AT THE SAME TIME. THE CITY WILL GIVE US A STREET PARING PASSES. THERE WILL BE A MAP POSTED TO SHOW THE RESIDENTS WHERE TO PARK. THE PARKING SITUATION IS COMPLEX, AND THE ASSOCIATION WILL NOTIFY RESIDENTS WELL IN ADVANCE ABOUT RELOCATING THEIR CAR.

6. MOTION TO ADJOURN MEETING

NORMAN PESELEV MADE A MOTION TO ADJOURN THE MEETING, SECONDED BY SLAVA BUTLER, THE MOTION WAS APPROVED UNANIMOUSLY.

7. ADJOURNMENT

MEETING ADJOURNED AT 10:25 A.M.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS ON

FULL NAME: FELIX KIZHNER

TITLE: SECRETARY

SIGNATURE: _____

