

MINUTES W.T. 100

BOARD OF DIRECTORS BUDGET MEETING

TUESDAY, DECEMBER 26, 2017 AT 7:00 P.M. AUDITORIUM

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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. ON TUESDAY, DECEMBER 26, 2017 IN AUDITORIUM. ROLL CALL TAKEN AND NORMAN PESELEV, SLAVA BUTLER, MIRIANE DEL PILAR VARGAS, FELIX KIZHNER IN ATTENDANCE. A QUORUM WAS DECLARED, AND MEETING COMMENCED.

NORMAN PESELEV MADE A MOTION TO WAIVE THE READING OF THE MINUTES OF FEBRUARY 7, 2017, SECONDED BY SLAVA BUTLER, AND MOTION UNANIMOUSLY APPROVED. NORMAN PESELEV MADE A MOTION TO VOTE TO APPROVE THE MINUTES OF FEBRUARY 7, 2017 SECONDED BY SLAVA BUTLER, APPROVED UNANIMOUSLY.

AS IN PREVIOUS YEARS MAJOIRTY VOTED AGAINST STATUTORY RESERVES AS WELL AS TO GRANT THE AUTHORITY TO THE BOARD OF DIRECTORS TO ROLL OVER THIS FISCAL YEAR EXCESS REVENUES. PROXIES ARE STILL BEING COLLECTED FOR THE FINAL COUNT.

PROPOSED 2018 BUDGET WAS DISCUSSED. TO THE BEST OF THE KNOWLEDGE TO DATE IT WAS COMPOSED. DETAILS OF THE BUDGET WERE ADDRESSED, AND IT WAS AGREED THAT BUDGET IS A LIVING DOCUMENT, AND THAT MAY HAVE FURTHER REVISIONS ONCE FINAL AUDITED NUMBERS BECOME AVAILABLE FOR 2018 AT THE END OF MARCH. ANY CHANGES, ADDITIONS OR REVISIONS WILL BE ADDRESSED AT THE NEXT MEETING.

NORMAN PESELEV MADE A MOTION TO VOTE ON FIVE PERCENT INCREASE OF BASIC MAINTENANCE, SECONDED BY SLAVA BUTLER, AND MOTION WAS UNANIMOUSLY APPROVED.

NORMAN PESELEV MADE A MOTION TO INCREASE PARKING AND VALET CHARGES AS FOLLOWS:

SINGLE SPOT FROM \$20 TO \$25	GUEST PARKING FROM \$50 TO \$65
DOUBLE SPOT FROM \$30 TO \$40	VALET DAY TIME FROM \$3 TO \$5
THIRD CAR FROM \$50 TO \$65	VALET OVERNIGHT FROM \$5 TO \$8

SECONDED BY SLAVA BUTLER, AND MOTION UNANIMOUSLY APPROVED.

FELIX KIZHNER THEN DISCUSSED THE INCREASE AND THAT THE INCREASE IS THE LOWEST OUT OF ALL WINSTON TOWERS. ALSO, THAT THE PARKING CHARGES ARE LESS THEN IN OTHER BUILDINGS.

FURTHER, RESIDENTS WERE INFORMED ABOUT THE INCREASE OF TOTAL HVAC AND ATLANTICBB CHARGES AS FOLLOWS:

TOTAL HVAC FROM \$13.20 TO \$15

ATLANTICBB FROM \$12 TO \$18

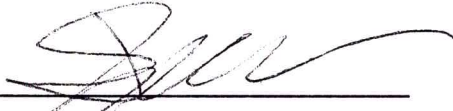
CHARGES FOR THESE SERVICES WERE NOT INCREASED SINCE 2012.

FELIX KIZHNER GAVE A BRIEF UPDATE ON THE PRESENT CONSTRUCTION AS WELL AS THE ELEVATOR ISSUES, MAILROOM IS CLOSE TO COMPLETION, POST HURRICANE DAMAGE REPAIRS.

FELIX KIZHNER ANNOUNCED THAT 13TH ASSESSMENT NO LONGER CAN BE USED TO MANAGE THE BUDGET. ALSO, THERE WAS NO SPECIAL ASSESSMENT COLLECTED 2017.

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

MOTION PASSED UNANIMOUSLY. MEETING ADJOURNED AT 8:15 PM. RESPECTFULLY SUBMITTED.



FELIX KIZHNER, SECRETARY

BOARD OF DIRECTORS

WINSTON TOWERS 100 ASSOC., INC.