



**MINUTES W.T. 100**

**UNIT OWNER'S MEETING**

**THURSDAY, JULY 21, 2022 AT 5:00 P.M. AUDITORIUM & 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 5:30 P.M. ROLL CALL WAS TAKEN. SLAVA BUTLER, AARON ALTHEIM, NORMAN PESELEV, AND BRUCE PETERSON 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 JUNE 28,2022**

NORMAN PESELEV MADE A MOTION TO WAIVE THE READING OF THE MINUTES OF JUNE 28,2022 SECONDED BY AARON ALTHEIM AND THE MOTION WAS UNANIMOUSLY APPROVED.

**4. APPROVAL OF MINUTES OF JUNE 28, 2022**

NORMAN PESELEV MADE A MOTION TO VOTE TO APPROVE THE MINUTES OF JUNE 28, 2022, SECONDED BY SLAVA BUTLER, IT WAS UNANIMOUSLY APPROVED.

**5. SELECT CONTRACTOR FOR ROOF PROJECT**

NORMAN PESELEV PRESENTED AND DISCUSSED 10 BIDDERS ON THE ROOFING CONTRACT A MOTION WAS MADE TO VOTE FOR ADVANCED ROOFING, IT WAS SECONDED BY BRUCE PETERSON, UNANIMOUSLY APPROVED. TWO BACK UP COMPANIES WERE CHOSEN AS WELL BEST ROOFING AND PSI IN CASE OF CONTRACTUAL FAILURE.

**6. AN INTRODUCTION WAS MADE OF A NEW INSURANCE AGENT BRANDO LEVY BY NORMAN PESELEV EXPLANATION WAS MADE TO THE BOARD OF WHY INSURANCE RATES ARE SO HIGH IN THE INDUSTRY. A PRESENTATION WAS MADE OF HOW A LAYERED APPROACH WAS USED TO REACH AN ADEQUATE INSURANCE COVERAGE, AND THAT OUR REVISED COST FOR THE NEXT 12 MONTHS WOULD INCREASE TO \$2,148,049.**

UNLESS WINSTON 100 GET RECERTIFIED OF WITH 50 YEAR INSPECTION AND COMPLETES A NEW ROOF, THE PREMIUMS WILL STAY HIGH AND WILL NOT BE ELIGIBLE FOR LOWER PREMIUM.

IN ORDER TO AVOID ANOTHER INSURANCE ASSESSMENT, A MEMBERSHIP VOTE NEEDS TO APPROVE USE OF PHASE 2, AND PHASE 3 MONEY TO START PAYING FOR INSURANCE PREMIUMS. NORMAN PESELEV MADE A MOTION TO SEND OUT A LETTER FOR A MEMBERSHIP VOTE ON THE ISSUE. IT WAS UNANIMOUSLY APPROVED

7. MOTION TO ADJOURN MEETING

FELIX KIZHNER MADE A MOTION TO ADJOURN THE MEETING, SECONDED BY SLAVA BUTLER

8. ADJOURNMENT

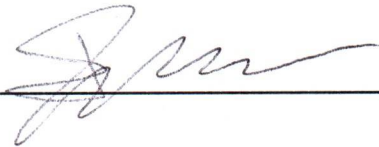
MEETING ADJOURNED AT 7:45 PM.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS ON

FULL NAME: FELIX KIZHNER

TITLE: SECRETARY

SIGNATURE: \_\_\_\_\_

A handwritten signature in black ink, appearing to read 'Felix Kizhner', is written over a horizontal line. The signature is stylized and cursive.