



MINUTES W.T. 100

UNIT OWNER'S MEETING

THURSDAY, JUNE 16, 2022 AT 6:30 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 6:50 P.M. ROLL CALL WAS TAKEN. SLAVA BUTLER, AARON ALTHEIM, FELIX KIZHNER, NORMAN PESELEV, BRUCE PETERSON, AND 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 10, 2022

FELIX KIZHNER MADE A MOTION TO WAIVE THE READING OF THE MINUTES OF JUNE 10, 2022 SECONDED BY SLAVA BUTLER AND THE MOTION WAS UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES OF JUNE 10, 2022

FELIX KIZHNER MADE A MOTION TO VOTE TO APPROVE THE MINUTES OF MAY 31, 2022, SECONDED BY BRUCE PETERSON, IT WAS UNANIMOUSLY APPROVED.

5. ANNOUNCEMENT OF A S.A. BREAKDOWN OF PROJECTS PHASE III

SHARMA DISCUSSED RULES FOR SEPARATING AND PAYING ASSESSMENTS FOR PHASE 2 AND PHASE 3, AS WELL AS PROCEDURES FOR THOSE WHO WANT TO PAY IN FULL.

BEFORE CONCRETE RESTORATION VENDORS WILL BE CHOSEN , A PRESENTATION WILL BE MADE TO THE BOARD OF DIRECTORS BY THE FINAL LIST OF BIDDERS.

DIFFERENT PROCEDURES WERE DISCUSSED ON OBTAINING THE LOAD AND NECESSARY VOTES

AS THE THE PROJECT LISTED IN PHASE 3, ARE NECESSARY TO DO IN A TIMELY MATTER, AS PART OF FIDUCIARY OF THE BOARD, DUE TO THE NEW STATE LAW, IT WAS DECIDED TO APPLY FOR

EMERGENCY LOAN OF \$8 MILLION DOLLARS; TO LOCK INTEREST OF 5 1/4% FROM TRUIST BANK. A MOTION WAS MADE BY FELIX KIZHNER, SECOND BY SLAVA BUTLER , UNANIMOUSLY APPROVED.

6. ADDITIONAL MOTIONS INTRODUCED

A MOTION WAS MADE BY MIRIAM VARGAS THAT ALL OUTSTANDING BALANCES AND ASSESSMENT HAVE TO BE PAID IN FULL DURING SALE OF THE THE UNIT BY THE SELLER. SECOND BY SLAVA BUTLER , MOTION APPROVED BY MAJORITY WITH FELIX KIZHNER ABSTAINING.

A MOTION WAS MADE BY FELIX KIZHNER TO DISCUSS PARKING PAYMENTS. SECOND BY BRUCE PETERSON.

A MOTION WAS MADE TO HAVE A CREDIT OR DEBIT CARD ONLY AS ACCEPTED FORM OF PAYMENT FOR GUEST PARKING WITH A 30 DAY GRACE PERIOD. TO BE DISCUSSED MIRIAM SECONDS UNANIMOUSLY APPROVED.

PACKAGE SIZE AND PACKAGE STORAGE FEES FOR PACKAGES LEFT FOR EXTENDED PERIOD OF TIME WAS DIFFERED FOR THE NEXT MEETING.

BRUCE PETERSON MADE A MOTION TO DISCUSS MONTHLY BOARD MEETINGS, FELIX SECOND IT. A VOTE WAS TAKEN AND UNANIMOUSLY APPROVED.

7. MOTION TO ADJOURN MEETING

FELIX KIZHNER MADE A MOTION TO ADJOURN THE MEETING, SECONDED BY NORMAN PESELEV.

8. ADJOURNMENT

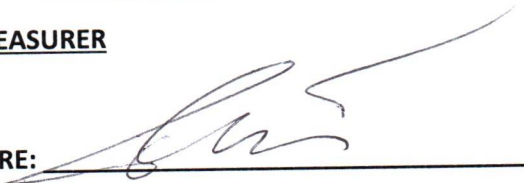
MEETING ADJOURNED AT 9:15 PM.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS ON 06/16/2022

FULL NAME: SLAVA BUTLER

TITLE: TREASURER

SIGNATURE: _____

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