



MINUTES W.T. 100

UNIT OWNER'S MEETING

TUESDAY, NOVEMBER 14, 2023, AT 06:30 P.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 06:40 P.M. ROLL CALL WAS TAKEN. SLAVA BUTLER, BRUCE PETERSON, FELIX KIZHNER, AARON ALTHEIM, AND MIRIAM VARGAS 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 OCTOBER 10, 2023

BRUCE PETERSON MADE A MOTION TO WAIVE THE READING OF THE MINUTES OF OCTOBER 10, 2023 SECONDED BY FELIX KIZHNER AND THE MOTION WAS UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES OF OCTOBER 10, 2023

BRUCE PETERSON MADE A MOTION TO VOTE TO APPROVE THE MINUTES OF OCTOBER 10, 2023, SECOND BY FELIX KIZHNER. UNANIMOUSLY APPROVE

5. PRESENTATION ABOUT RESERVES

A PRESENTATION WAS MADE BY FELIX KIZHNER ABOUT MANDATORY RESERVES BEING INCORPORATED INTO THE BUDGET STARTING 2025.

6. DISCUSSION TO ADDRESS RESERVES ISSUES

FELIX KIZHNER DISCUSSED THE LAW REGARDING RESERVES. THIS LAW MANDATES (SIRS) (STRUCTURAL INTEGRITY RESERVE STUDY) THAT NEEDS TO BE COMPLETED DURING 2024 IN ORDER TO COME UP WITH THE AMOUNTS OF FUNDS NEEDED FOR RESERVES.

7. DISCUSSION TO ADDRESS TOTAL HVAC 2024 CONTRACT

FELIX KIZHNER DISCUSSED THE HISTORY AND PURPOSE OF THE TOTAL SERVICE CONTRACT FOR OWNERS. DUE TO THE LACK OF AFFORDABLE OPTIONS IN THE MARKET PLACE AND A CONTINUING PROBLEM WITH MAINTENANCE BY SOME OWNERS, FELIX KIZHNER MADE A RECOMMENDATION TO CONTINUE WITH THE CONTRACT AND INCORPORATED INTO THE NEXT YEAR BUDGET EVEN WITH PRICE INCREASE ADJUSTED BY TOTAL DUE TO INFLATIONARY COSTS.

8. MOTION WAS MADE TO VOTE ON RENEWING A TOTAL CONTRACT
SLAVA MADE A MOTION TO VOTE FOR CONTINUED CONTRACT WITH TOTAL, BRUCE PETERSON
SECOND IT

9. APPROVAL OF 2024 TOTAL CONTRACT
THE VOTE PASSED UNANIMOUSLY

10. OUTSTANDING BUSINESS
BRUCE PETERSON PRESENTED THE LOBBY DESIGN WITH NEW SECURITY FEATURE AND IS IN THE
PROCESS OF BEING FINISHED, AND SHOULD BE READY TO GO OPERATIONAL IN JANUARY

STRUCTURAL WORK IS BEING DONE OR REMOVING THE OLD MATERIAL TO EXPOSE REBAR FOR
TREATMENT OR REPLACEMENT AND IS WITHIN BUDGET

11. TREASURER'S REPORT
SLAVA PRESENTED THE LATEST NUMBERS ON EXPENSES AND FUNDS AVAILABLE IN BOTH
OPERATIONAL ACCOUNT AND SPECIAL ASSESSMENT ACCOUNTS. THE FUNDS ARE SUFFICIENT SO FAR
TO CONTINUE ALL THE PLANED PROJECT AND ONGOING EXPENSES.

12. MOTION TO ADJOURN MEETING
FELIX KIZHNER MADE A MOTION TO ADJOURN THE MEETING, SECONDED BY BRUCE PETERSON.

MEETING ADJOURNED AT 08:30 P.M.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS DECEMBER 14, 2023

FULL NAME: FELIX KIZHNER

TITLE: SECRETARY

SIGNATURE:

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