



MINUTES W.T. 100

UNIT OWNER'S BUDGET 2022 MEETING

MONDAY, DECEMBER 27, 2021 AT 6:00 P.M. AUDITORIUM & ZOOM

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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 6:00 P.M. ROLL CALL WAS TAKEN. SLAVA BUTLER, CARYN SNYDER, AARON ALTHEIM, FELIX KIZHNER, MIRIANE DEL PILAR VARGAS, AND NORMAN PESELEV, GENNADY SEDIKOV WERE IN ATTENDANCE.

A QUORUM WAS DECLARED, AND THE MEETING COMMENCED.

2. MOTION TO WAIVE READING OR PRIOR MINUTES AND APPROVAL OF MINUTES OF NOVEMBER 16, 2021

NORMAN PESELEV MADE A MOTION TO WAIVE THE READING OF THE MINUTES OF NOVEMBER 16, 2021, SECONDED BY FELIX KIZHNER, AND THE MOTION WAS UNANIMOUSLY APPROVED.

NORMAN PESELEV MADE A MOTION TO VOTE TO APPROVE THE MINUTES OF NOVEMBER 16, 2021, SECONDED BY FELIX KIZHNER, APPROVED UNANIMOUSLY.

3. PROOF OF NOTICE FOR BUDGET MEETING

NORMAN PESELEV INFORMED EVERYONE THAT THE NOTICE FOR THE MEETING WAS POSTED IN A TIMELY MANNER. CONFIRMED BY FELIX KIZHNER.

NORMAN PESELEV ASKED FOR COOPERATION AND TO HOLD QUESTIONS AND COMMENTS UNTIL THE END OF THE PRESENTATION.

4. NEW BUSINESS

NORMAN PESELEV WENT ON TO EXPLAIN THAT WINSTON TOWERS 100 ASSOCIATION IS OPERATING ON A VERY MODEST BUDGET. THERE WERE SHORTFALLS FOR SEVERAL YEARS IN A ROW. OUR CURRENT ACCOUNTING FIRM SUGGESTED AN INCREASE OF 15% DUE TO THE OVERALL INFLATION IN THE INDUSTRY. NORMAN POINTED OUT THAT OUR INSURANCE AGENT NOTIFIED US THAT THE POSSIBLE INSURANCE INCREASE FOR 2022 WILL BE UP TO 25% WHICH IS A MAJOR CONTRIBUTOR TO THE MAINTENANCE INCREASE. NEVERTHELESS, THE BOARD IS INCLINED TO INCREASE THE MAINTENANCE ONLY BY 12% BECAUSE THE INSURANCE INCREASE MAY VARY AND IS UNPREDICTABLE.

NORMAN FURTHER EXPLAINED TO THE MEMBERSHIP THAT WINSTON TOWERS 100 IS DUE FOR A 50 YEARS INSPECTION, AND THERE ARE SAFETY AND STRUCTURAL CONCERNS THAT NEED TO BE ADDRESSED IN A TIMELY MANNER.

THE COVID PANDEMIC CREATED A VERY DIFFICULT CIRCUMSTANCE IN THE LABOR MARKET, AND IT IS CHALLENGING TO FIND COST-EFFECTIVE VENDORS AND CONTRACTORS. THE COLLAPSE OF THE CHAMPLAIN TOWERS RAISED MAJOR SAFETY CONCERNS. MIAMI DADE INSPECTORS VISITED WINSTON TOWERS 100 AND ISSUED MULTIPLE VIOLATIONS THAT MUST BE ADDRESSED.

NORMAN FURTHER ANNOUNCED THE RESULTS FOR RESERVES AND ROLLOVER VOTING:

VOTE ON WAIVING RESERVE FUNDING

RESERVES – QUORUM – 51.8% FROM TOTAL OWNERS

AGAINST RESERVES 90% OF TOTAL VOTES

FOR RESERVES 10% OF TOTAL VOTES

ROLLOVER – QUORUM – 79% OF TOTAL OWNERS WHO VOTED FOR ROLLOVER

THERE WERE NO FUNDS TO ROLLOVER

ATLANTICBB INTERNET & TV INCREASE AND TOTAL HVAC INCREASE

SERVICE	CURRENT CHARGE INTERNET ONLY	NEW CHARGE STARTING JAN. 1, 2022 CABLE & INTERNET
ATLANTIC BROADBAND	\$45	\$48.89
TOTAL HVAC	\$15	\$16

REVIEW OF 2022 BUDGET

NORMAN PESELEV ASKED FELIX KIZHNER TO REVIEW AND EXPLAIN THE BUDGET. FELIX WENT ON WITH THE INTRODUCTION. HE POINTED OUT THAT THE ASSOCIATION IS IN FULL FORCE AND COMING UP WITH A PLAN OF ACTION TO ADDRESS ALL THE ISSUES THAT WERE BROUGHT UP TO OUR ATTENTION BY INSPECTORS.

FELIX KIZHNER EXPLAINED THAT THE BUDGET AND EXPENSES. THE BIGGEST INCREASE WAS INSURANCE. FURTHER, IT WAS POINTED OUT THAT INSURANCE INCREASES ARE ALSO DUE TO COMPANIES ABANDONING FLORIDA MARKET, THUS HAVING FEWER CHOICES.

THE CLEANING COMPANIES ARE RAISING THEIR RATES ACROSS THE BORDER. WE HAVE A NEW CLEANING COMPANY, WHICH WE HOPE WILL PROVIDE AN ADEQUATE SERVICE.

THE SECURITY COMPANY IS RAISING THEIR RATES AS WELL. ALSO, IT WAS BROUGHT TO OUR ATTENTION, THAT SECURITY COMPANIES HAVE PROBLEMS FINDING EMPLOYEES DUE TO CHANGING DYNAMICS IN THE LABOR MARKET.

FLORIDA PASSED A LAW FOR A MINIMUM WAGE INCREASE. HENCE THE BUDGET INCREASE.

ALL THE VENDORS, AND UTILITY SERVICES, THAT SERVICE WINSTON TOWERS 100 ARE RAPIDLY INCREASING THEIR RATES.

5. UNFINISHED BUSINESS

CONSTRUCTION UPDATE

NORMAN PESELEV INTRODUCED THE PROJECT MANAGER LEV SOLODOVNIK WHO WAS SELECTED TO HELP WINSTON TOWERS 100 WITH ALL THE UPCOMING CONSTRUCTION PROJECTS.

LEV SOLODOVNIK WENT ON TO ANSWER THE RESIDENT'S QUESTIONS. HE EXPLAINED THE BASIC PRINCIPLES OF SPECIAL ASSESSMENT AND PROJECT MANAGEMENT.

MOREOVER, LEV WENT TO SHOW A SLIDE PRESENTATION WITH SEVERAL BIDS AND CONTRACTS AND EXPLAINED THE DETAILS.

NORMAN PESELEV ANNOUNCED THE BALANCES FOR THE OPERATING AND ASSESSMENT ACCOUNT.

FINANCIAL UPDATE

OPERATING ACCOUNT: \$50,116

ASSESSMENT ACCOUNTS: \$2,012,099.12

ELEVATOR ASSESSMENT ACCOUNT: \$40,108

OLD ASSESSMENT ACCOUNT: \$148

6. ADJOURNMENT

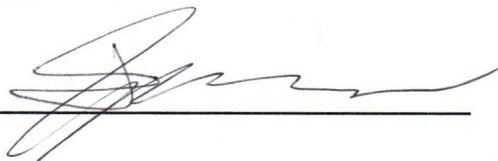
NORMAN MADE A MOTION TO ADJOURN THE MEETING, SECONDED BY FELIX KIZHNER, AND THE MOTION WAS UNANIMOUSLY APPROVED. MEETING ADJOURNED AT 8:30 PM.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS ON 01/31/22

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.