



MINUTES W.T. 100

UNIT OWNER'S MEETING

THURSDAY, March 25, 2021 AT 7:00 P.M. AUDITORIUM & ZOOM

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1. CALL TO ORDER/ROLL CALL OF THE BOARD

IN ACCORDANCE WITH OUR DOCUMENTS AND HAVING DULY POSTED NOTICE OF A BOARD OF DIRECTORS MEETING, MEETING WAS CALLED TO ORDER AT 7:00 P.M. ROLL CALL TAKEN AND SLAVA BUTLER, CARYN SNYDER, AARON ALTHEIM, FELIX KIZHNER, MIRIANE DEL PILAR VARGAS, AND NORMAN PESELEV WERE IN ATTENDANCE.

2. DETERMINATION OF THE QUORUM

A QUORUM WAS DECLARED, AND MEETING COMMENCED.

3. MOTION TO WAIVE READING OR PRIOR MINUTES

FELIX KIZHNER MADE A MOTION TO WAIVE THE READING OF THE MINUTES OF FEBRUARY 04, 2021, SECONDED BY CARYN SNYDER, AND MOTION UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES OF FEBRUARY 04, 2021

CARYN SNYDER MADE A MOTION TO VOTE TO APPROVE THE MINUTES OF FEBRUARY 04, 2021 SECONDED BY FELIX KIZHNER, APPROVED UNANIMOUSLY.

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

5. REVISION OF 50-YEAR RECERTIFICATION & ADDITIONAL PROJECTS PHASE II

NORMAN PESELEV GAVE DETAILS ABOUT THE FOLLOWING:

- CONCRETE RESTORATION: WALLS, BALCONIES AND GARAGE – PROJECT STILL ONGOING
- PAINTING PROJECT: STILL ONGOING
- WATER INTRUSION: URGENT WATER INTRUSION ON LINE 5 AND PARKING GARAGE
- 46 EXHAUST FANS: REPLACED
- GARAGE LIGHTING: BROUGHT UP TO CODE - COMPLETED & MAINTAINED BY MAINTENANCE CREW

ALL THIS PROJECTS HAVE BEEN PAID OFF, EXCEPT THE ONGOING PROJECTS WHICH STILL NEED FINANCIAL ASSISTANCE.

THE PROJECTS THAT ARE IN DESPERATE NEED FOR IMMEDIATE ACTION ARE:

- GENERATOR REPLACEMENT
- PLUMBING FOR LAUNDRY ROOM PIPES & BASEMENT PIPES
- POOL RESTORATION & EQUIPMENT
- BOILERS REPLACEMENT
- REPLACEMENT OF ROOF DOORS
- GARAGE ACCESS CONTROLS: TBD

NORMAN PESELEV INFORMED THAT A CONSTRUCTION COMMITTEE HAS BEEN FORMED TO EXPEDITE AND EVALUATE ADDITIONAL BIDS AND SCOPE OF WORK WHICH IS REQUIRED BY THE ENGINEER. THE COMMITTEE MEMBERS ARE:

1. UNIT # 2117 - ALEX KARPISHIN
2. UNIT # 2320 - BRUCE PETERSON
3. UNIT # 1404 - HUGO SANCHEZ
4. UNIT # 1417 - ANDREI FEDOROV
5. UNIT # 1615 - YEFIM BLITSHTEYN
6. UNIT # 1204 - MICHAEL PUKHOVICH
7. UNIT # 2019 - ALEXANDER MARKOVICH
8. UNIT # 704 - EUGENE MARKMAN

NORMAN PESELEV INTRODUCED THE MEMBERS WHO WERE PRESENT, MR PETERSON, MR. BLITSHTEYN, MR. PUKHOVICH, AND MR. FEDOROV.

HE ALSO MENTIONED THAT THERE IS A SHORTAGE IN THE MAINTENANCE ACCOUNT FROM LAST YEAR WHICH INCLUDES INSURANCE INCREASE NOT BUDGETED.

PRESIDENT PESELEV STATED THAT A MAJOR ONGOING CONCERN ARE THE ELEVATORS WHICH PARTS CONTINUE TO BE IN PROCESS OF MANUFACTURING, DELAYING THE REPAIRS DUE TO THE AGE OF MATERIALS AND COVID-19 RESTRICTIONS.

FELIX KIZHNER GAVE A FULL EXPLANATION ABOUT EVALUATION, PREPAYMENT, ORDERING OF PARTS, AND WORK BEING DONE ON THE ELEVATORS. HE EXPLAINED THIS WORK IN MONETARY TERMS AS WELL AS TIME FRAMES. THERE IS A POSSIBILITY THAT THESE PARTS WILL NOT WORK AND ELEVATORS MIGHT BE REPLACED.

BEFORE PRESIDENT PESELEV FINISHED WITH HIS PRESENTATION, MR. OIF (1802) STOOD UP AND INTERRUPTED THE PRESENTATION WITH QUESTIONS REGARDING THE ELEVATOR ASSESSMENT BUDGET. AFTER BEING EXPLAINED THAT THE BOARD CANNOT DISCUSS ANY MATTERS WITH LITIGANTS, HE PERSISTED IN INTERRUPTING IN AN OVERLY EXCITED MANNER. SUNNY ISLES POLICE DEPARTMENT WAS CALLED TO KEEP ORDER IN THE AUDITORIUM.

THE COLLECTION OF ASSESSMENTS HAS BEEN EXTREMELY SLOW; THEREFORE, WE FIND IT IMPERATIVE AT THIS TIME IN ORDER TO PASS OUR 50-YEAR RECERTIFICATION TO EITHER SECURE A LOAN ALREADY APPROVED BY A TRIPLE A RATED INSTITUTION OR CHARGE ADDITIONAL IMMEDIATE ASSESSMENTS TO OUR UNIT OWNERS.

ALSO DUE TO SLOW RESPONSE, THE BOARD IS EXTENDING THE VOTING ON THIS MATTER UNTIL APRIL 6, 2021.

DURING QUESTION/ANSWER SESSION, MR. MIKHAIL TINKOV (1720) REPORTED THAT HE HAS RECEIVED EMAILS AGAINST THE BOARD MEMBERS, HE WANTED TO KNOW THE REASON FOR THESE EMAILS, PRESIDENT PESELEV AND THE REST OF THE BOARD MEMBER DID NOT KNOW ABOUT SUCH EMAILS.

MR. MICHAEL PUKHOVICH SUGGESTED THAT THE BOARD SHOULD CONTACT BUILDING 200 TO LOOK INTO THEIR POOL PROJECT AND TRY TO SAVE MONEY FOR THE POOL WORK NEEDED.

MS. GALINA RICHARDS, 1908 STOOD UP CLAIMING THAT EVEN WHEN ASSOCIATION DOES NOT HAVE ENOUGH MONEY, ASSOCIATION HAS INSTALLED INFRARED CAMERAS ON THE 19TH FLOOR. AND ACCUSED THE ASSOCIATION, TELLING JUDGE MARC MOGIL, UNIT 1008, THAT SHE WAS BEEN SUED BY THE BUILDING, TRYING TO EVICT HER FROM HER UNIT, WHICH IS FOR SALE. THE BOARD EXPLAINED MS. RICHARDS THAT THEY CANNOT TALK TO LITIGANTS.

THE BOARD VOTED UNANIMOUSLY TO OFFER THIS OPTIONS.

6. MOTION TO ADJOURN MEETING.

NORMAN PESELEV MADE A MOTION TO ADJOURN THE MEETING, SECONDED BY CARYN SNYDER.

MOTION PASSED UNANIMOUSLY.

7. ADJOURNMENT

MEETING ADJOURNED AT 8:30 PM.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS ON 04/07/2021

FULL NAME: FELIX KIZHNER

TITLE: SECRETARY

SIGNATURE: 