



MINUTES W.T. 100

BOARD OF DIRECTORS AND MEETING

TUESDAY, FEBRUARY 25, 2020 AT 7:00 P.M. AUDITORIUM

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1. ROLL CALL OF THE BOARD & ESTABLISH QUORUM

IN ACCORDANCE TO OUR DOCUMENTS AND HAVING DULY POSTED NOTICE OF A BOARD OF DIRECTORS MEETING, MEETING CALLED TO ORDER AT 7:00 P.M. ROLL CALL WAS PREVIOUSLY TAKEN AND SLAVA BUTLER, MIRIAM VARGAS, CARYN SNYDER, AARON ALTHEIM, FELIX KIZHNER AND NORMAN PESELEV, GENNADY SEDIKOV WERE IN ATTENDANCE. A QUORUM WAS DECLARED ONCE AGAIN, AND MEETING COMMENCED.

2. MOTION TO WAIVE READING OR PRIOR MINUTES WAS DONE AT THE PREVIOUS MEETING FOR ELECTION 2/25/2020 AT 6 PM.

3. PROOF OF NOTICE FOR SPECIAL MEETING

NORMAN PESELEV THEN INFORMED EVERYONE THAT PROOF OF NOTICE FOR SPECIAL MEETING IS RETAINED AT THE OFFICE.

4. EXPLANATION OF 50 YEARS RECERTIFICATION AND REPAIRS REQUIRED

NORMAN PESELEV WENT AHEAD AND EXPLAINED THAT WINSTON TOWERS 100 STARTED THE PROCESS OF 50 YEARS RECERTIFICATION LAST YEAR. OVER 10 ENGINEERS WERE INTERVIEWED IN 2019. AN ENGINEER WAS SELECTED, WHO WILL BE IN CHARGE FOR 50 YEARS RECERTIFICATION OF OUR BUILDING. THE MAIN INSPECTION THAT WAS CONDUCTED BY THE ENGINEER: BALCONIES, GARAGE, AND LIGHTING IN GARAGE AND OUTSIDE, SWIMMING POOL. THE MAJOR REPAIR THAT IS NEEDED IS THE POOL CONCRETE, AND THE REST IS MINOR WEAR AND TEAR WHICH NEEDS TO BE DONE. FURTHER NORMAN CONTINUED THAT THE LIGHTING NEEDS TO BE UPGRADED. THE BALCONIES NEED TO BE INSPECTED, 407 BALCONIES. 10 YEARS AGO, BALCONIES WERE DONE, CORNER BALCONIES WERE COMPLETELY REDONE, OTHER BALCONIES WERE 60 % IN OK CONDITION, 40 % WERE REPAIRED. AFTER THE RECENT INSPECTION, AND ALSO RESIDENTS REPORTING PROBLEMS WITH THEIR BALCONIES. 18 BALCONIES OUT OF 407 THAT NEEDS TO BE FIXED, 10 OUT OF 18 ARE ALREADY IN THE PROCESS OF REPAIR. CURRENTLY THE GARAGE IS GETTING CONCRETE RESTORATION FOR COLUMNS AND BEAMS. PIECES OF CONCRETE ARE FALLING AND THERE IS A DAMAGE, THIS REPRESENTS A LIFE SAFETY ISSUE AND MUST BE ADDRESSED AS SOON AS POSSIBLE. THESE ARE ONGOING PROJECTS, FOR WHICH WE DO NOT HAVE MONEY.

THE BUILDING WAS PAINTED LAST TIME 10 YEARS AGO AND WE ARE DUE FOR NEW PAINT JOB. WE ALSO HAVE STUCCO CRACKS AND CONCRETE CRACKS ON TOP OF THE BUILDING. CONCRETE IS FALLING OFF THE WALLS. THE MORE TIME WE WAIT THE MORE DAMAGE WE WILL HAVE ON THE STUCCO. FEW APARTMENTS HAD WATER PENETRATES. THE EAST AND WEST SIDE FIRE STAIRCASES CONCRETE IS

FALLING OFF, 3 FLOORS ON EAST SIDE 5-6 FLOORS ON THE WEST. THIS ISSUE CANNOT WAIT, IT IS A SAFETY HAZARD. EAST SIDE RAMP TO THE SECOND FLOOR HAS A CRACK THAT ALSO NEEDS TO BE REPAIRED. PART OF THE ROOF IS FALLING AND IS IN NEED OF A CONCRETE REPAIR AS SOON AS POSSIBLE.

FURTHER, THE POWER POINT WAS SHOWN, AND NORMAN WENT AHEAD AND EXPLAINED THE ISSUES AND THE REPAIRS THAT ARE NEEDED:

PHASE I

PROJECTS:

ROOF - MAINTENANCE AND REPAIR

ROOF - REPLACEMENT OF 48 EXHAUST FANS

GARAGE - EAST SIDE RAMP REPAIR

CONCRETE RESTORATION - GARAGE, BALCONIES, & PARAPETS

GARAGE - EXHAUST PIPE FOR POOL HEATER

BASEMENT - WATER PIPE REPLACEMENT

GARAGE & EXTERIOR PARKING - LIGHTING

EXTERIOR OF THE BUILDING - PAINTING

EXTERIOR CONCRETE - STUCCO AND CRACK REPAIRS, INCLUDING PRESSURE CLEAN, CAULKING.

ENGINEERING FEES FOR 50 YEARS

PHASE II

POOL IS A VERY BIG PROJECT. CURRENTLY THE BOARD IS EVALUATING THE ISSUE. CONTRACTORS AND ENGINEERS ARE INVITED TO GIVE THEIR OPINION AND PROPOSALS FOR THE REPAIRS. THE BOARD OF DIRECTORS IS CURRENTLY TRYING TO DETERMINE IF THE WHOLE SWIMMING POOL NEEDS TO BE REDONE OR ONLY PARTIAL REPAIR WILL SUFFICE. THE SWIMMING POOL IS LEAKING FOR AN EXTENSIVE AMOUNT OF TIME. POOL WAS REPAIRED FOR MANY YEARS. 5 YEARS AGO, NEW TILES WERE INSTALLED TO PROLONG THE LIFE OF THE POOL WHICH LASTED FOR 5 YEARS. RUST STARTED TO COME THROUGH. WHEN ENGINEER INSPECTED THE POOL, IT WAS FOUND 2 BEAMS UNDER THE SWIMMING POOL THAT HAS COMPLETELY RUSTED REAR BARS. X RAY TEST WAS MADE UNDER THE SWIMMING POOL, A LOT OF DAMAGE WAS FOUND. WE WILL HAVE TO CLOSE THE POOL FOR A LONG TIME TO FIX IT.

FURTHER NORMAN PESELEV EXPLAINED WHAT ARE THE OTHER PROJECTS THAT ARE BEING DISCUSSED AND ARE IMPORTANT TO DO IN THE FUTURE.

FUTURE PROJECTS UNDER DISCUSSION:

- a) GENERATOR FOR HURRICANES AND ELECTRIC POWER GENERATOR. GENERATOR IS AT THE STAGE THAT IT CAN BREAK ANY TIME. IF IT BREAKS BEFORE HURRICANE IT WILL BE MORE EXPENSIVE TO REPAIR IT AS AN EMERGENCY, OPPOSED TO DOING IT IN ADVANCE.
- b) LAUNDRY ROOM PIPES. THE PIPES ARE CONNECTED TO LINE 1 APARTMENTS. WHEN A LOT OF WASHING MACHINES ARE USED AT THE SAME TIME, AND RESIDENTS USE THEIR KITCHEN SINKS AND DISH WASHER AT THE SAME TIME, THE LINE GETS CLOGGED AND FLOODS HAPPEN.
- c) ELEVATORS. THERE ARE MANY ISSUES WITH ELEVATORS. IT IS A VERY COSTLY PROJECT. MANY BUILDINGS AROUND ARE CHANGING THE ELEVATORS, WHICH COST MILLIONS OF DOLLARS. AT WINSTON TOWERS 100 WE ARE FIGHTING WITH THE ELEVATOR COMPANY AND WE ARE FORCING THEM TO CHANGE THE PARTS, WE ARE TRYING TO AVOID CHANGING THE ELEVATORS. WE ARE CURRENTLY PURSUING OUR ELEVATOR COMPANY TO MAKE SOME

FURTHER BOARD HAD Q&A SESSION.

8. ADJOURNMENT

NORMAN PESELEV MADE A MOTION TO ADJOURN THE MEETING, SECONDED BY SLAVA BUTLER.

MOTION PASSED UNANIMOUSLY. MEETING ADJOURNED AT 8:00 PM.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS ON

March, 2020



FULL NAME

Vice President

TITLE



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NORMAN PESELEV MADE MOTION TO KEEP THE OFFICERS POSITIONS AS THEY WERE BEFORE, IT WAS SECONDED BY CARYN SNYDER, ALL IN FAVOR VOTED AND APPROVED BY MAJORITY.

**NORMAN PESELEV – PRESIDENT
CARY SNYDER – VICE PRESIDENT
SLAVA BUTLER - TREASURER
FELIX KIZHNER – SECRETARY
MIRIANE DEL PILAR – DIRECTOR
AARON ALTHEIM – DIRECTOR
GENNADY SEDIKOV – DIRECTOR**

THE OFFICERS THEN TOOK THE OATH OF THE OFFICE.

**NORMAN PESELEV MADE MOTION TO ADJOURN THE MEETING, SECONDED BY CARYN SNYDER.
MOTION PASSED UNANIMOUSLY. MEETING ADJOURNED AT 7PM.**

THE FORGOING MINUTES WERE APPROVED BY BOARD OF DIRECTORS ON

March 1, 2020

Caryn Snyder

FULL NAME:

VICE PRESIDENT

TITLE: