



MINUTES W.T. 100

UNIT OWNER'S BUDGET 2025 MEETING

THURSDAY, DECEMBER 05, 2024 AT 6:30 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 6:40 P.M. A ROLL CALL WAS TAKEN. SLAVA BUTLER, BRUCE PETERSON, FELIX KIZHNER, NADEJDA WIND, IRINA KRONGAUZ, ARIEL FRANK, AND ILYA SHIGOL WERE IN ATTENDANCE.

A QUORUM WAS DECLARED, AND THE MEETING COMMENCED.

2. MOTION TO WAIVE READING OR PRIOR MINUTES AND APPROVAL OF MINUTES OF OCTOBER 30, 2024

FELIX KIZHNER MADE A MOTION TO WAIVE THE READING OF THE MINUTES OF OCTOBER 30, 2024, SECONDED BY NADEJDA WIND, AND THE MOTION WAS UNANIMOUSLY APPROVED.

FELIX KIZHNER MADE A MOTION TO VOTE TO APPROVE THE MINUTES OF OCTOBER 30, 2024, SECONDED BY NADEJDA WIND, APPROVED UNANIMOUSLY.

3. PROOF OF NOTICE FOR BUDGET MEETING

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

4. NEW BUSINESS

a. Vote on Waiving Reserve Funding

The voting of the waiving of the reserve finding got the required quorum of 50% +1 vote, approving the motion.

b. Review of 2025 Budget

Lisa Gray, new property manager for Winston Towers 100 was introduced to the community and together with the board presented the 2025 Proposed Budget. The 2025 Budget was reviewed, Felix Kizhner made a motion to approve the Budget 2025 without reserves, seconded by Bruce Peterson, and the motion was approved unanimously.

5. UNFINISHED BUSINESS

a. Construction Update

Felix Kizhner talked about the pending project, Pool and Pool Deck, he estimated the completion of the project by the first half of the year. He explained the importance to get the 50 Year Recertification before the Insurance renewal.

b. Financial Update

Lisa Gray, explained that she is in the process of updating all financials to reconcile all bank accounts in a monthly basis.

6. ADJOURNMENT

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

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS ON _____

FULL NAME: IRINA KRONGAUZ

TITLE: SECRETARY

SIGNATURE:  _____