



MINUTES W.T. 100

URGENT MEETING

MONDAY, AUGUST 13, 2020 AT 6:00 P.M. AUDITORIUM & ZOOM

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1. 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 6:00 P.M. ROLL CALL TAKEN AND SLAVA BUTLER, MIRIAM VARGAS, CARYN SNYDER, AARON ALTHEIM, FELIX KIZHNER, 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

NORMAN PESELEV MADE A MOTION TO WAIVE THE READING OF THE MINUTES OF FEBRUARY 26, 2020, SECONDED BY CARYN SNYDER, AND MOTION UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES OF FEBRUARY 25, 2020

NORMAN PESELEV MADE A MOTION TO VOTE TO APPROVE THE MINUTES OF FEBRUARY 25, 2020 SECONDED BY CARYN SNYDER, APPROVED UNANIMOUSLY.

5. UPDATE ON CURRENT CONSTRUCTION PROJECTS

NORMAN PESELEV WENT AHEAD AND PROVIDED WITH THE UPDATE ON CURRENT CONSTRUCTION PROJECTS. NORMAN EXPLAINED THAT A LOT OF WORK WAS DONE IN THE BUILDING SUCH AS:

- MOST OF THE BALCONIES WITH ISSUES WERE FIXED
- CRACKS IN THE GARAGE WERE FIXED
- EAST SIDE GARAGE RAMP WAS FIXED
- WESTSIDE OUTSIDE FIRE ESCAPE CONCRETE RESTORATION WAS DONE
- THE CEILING ON THE 23RD FLOOR STAIRCASE WAS FIXED
- THE ROOF REPAIRS WERE DONE
- EXTERIOR AND INTERIOR LIGHTS IN THE GARAGE WERE REPLACED UP TO CODE

6. OUTSTANDING CONSTRUCTION PROJECTS

FURTHER, NORMAN PESELEV GAVE A BRIEF EXPLANATION ABOUT OUTSTANDING CONSTRUCTION PROJECTS SUCH AS:

- PAINTING AND WATERPROOFING OF THE BUILDING
- SWIMMING POOL REPAIRS

7. VOTING ON RESOLUTION FOR ASSOCIATION RESPONSIBILITY RE COMMON ELEMENTS (ITEMS WHICH SERVER COMMON UNITS) VS ITEMS WHICH SOLELY SERVICE ONE UNIT.

FELIX MADE MOTION TO VOTE ON RESOLUTION FOR ASSOCIATION RESPONSIBILITY FOR COMMON ELEMENTS, ITEMS WHICH SERVER COMMON UNITS, VERSUS ITEMS WHICH SOLELY SERVICE ONE UNIT. NORMAN PESELEV SECONDED THE MOTION, ALL PRESENT BOARD MEMBERS AGREED, AND IT WAS APPROVED UNANIMOUSLY.

8. ADDITIONAL ITEM TO THE AGENDA: MOTION TO OFFICIALLY APPROVE ZOOM OR HYBRID MEETINGS DUE TO COVID-19 PANDEMIC.

NORMAN PESELEV MADE A MOTION TO ADD AN ITEM TO THE AGENDA TO CONDUCT MEETINGS WITH ZOOM OR HYBRID MEETINGS FROM NOW ON DUE TO COVID 19 PANDEMIC. FELIX KIZHNER SECOND IT AND IT WAS APPROVED UNANIMOUSLY.

FURTHER, FELIX KIZHNER MADE MOTION TO APPROVE ZOOM OR HYBRID MEETINGS GOING FORWARD AS A FORM OF MEETINGS WHERE DECISIONS ARE BEING MADE, SO UNIT OWNERS DON'T HAVE TO BE PRESENT PHYSICALLY. NORMAN PESELEV SECOND IT AND IT WAS APPROVED UNANIMOUSLY.

9. MOTION TO ADJOURN MEETING.

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

MOTION PASSED UNANIMOUSLY.

10. ADJOURNMENT

MEETING ADJOURNED AT 7:10 PM.

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

Felix Kizhner

FULL NAME:

Secretary of the board.

TITLE: