

**MINUTES**  
**W.T. 100 BOARD OF DIRECTORS MEETING**  
**THURSDAY, DECEMBER 19, 2013**  
**AUDITORIUM / 7:00 P.M.**

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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 TAKEN AND NORMAN PESELEV, SUSAN FEUERSTEIN, SLAVA BUTLER, GERARDO MANZI, AND AARON ALTHEIM WERE IN ATTENDANCE. A QUORUM WAS DECLARED AND MEETING COMMENCED.

NORMAN PESELEV MADE A MOTION TO WAIVE THE READING OF THE MINUTES OF JUNE 13, 2013. SECONDED BY SUSAN FEUERSTEIN AND MOTION UNANIMOUSLY APPROVED. NORMAN MADE A MOTION TO VOTE TO APPROVE THE MINUTES OF JUNE 13, 2013, SECONDED BY GERARDO MANZI AND UNANIMOUSLY APPROVED.

NORMAN PESELEV GAVE THE TREASURER'S FINANCIAL REPORT. SLAVA BUTLER MADE A MOTION TO APPROVE THE TREASURER'S REPORT, SECONDED BY SUSAN FEUERSTEIN AND UNANIMOUSLY APPROVED.

OPERATING ACCOUNT: \$315,860  
SECURITY DEPOSIT ACCOUNT: \$100,295  
ASSESSMENT ACCOUNT: \$117,430

**BUDGET REVIEW FOR 2014**

THE PROPOSED BUDGET IS \$7,000 MORE THAN 2013. OUR BUDGET FOR 2013 WAS \$2,017,000 WHICH INCLUDED A 13<sup>TH</sup> MONTH ASSESSMENT WHICH WE NEVER COLLECTED, INCLUDED TOTAL, INTERNET AND CABLE CHARGES WHICH WAS \$122,000. WE SPENT APPROX \$100,000 MORE IN 2013 BECAUSE OUR INSURANCE WENT UP. WE WERE ABLE TO MANAGE IT BECAUSE WE HAD EXTRA MONEY IN OUR ACCOUNT. WE DID NOT ASK THE OWNERS TO PAY THE 13<sup>TH</sup> MONTH ASSESSMENT.

A COPY OF THE BUDGET WILL BE AVAILABLE TO ALL OWNERS.

NORMAN PESELEV MADE A MOTION TO APPROVE THE BUDGET. SECONDED BY SLAVA BUTLER. UNANIMOUSLY APPROVED.

## **DOG ISSUES**

**WE HAVE 20 DOGS IN OUR BUILDING: 12 DOGS REGISTERED AND 8 ILLEGAL DOGS. WE NEED TO FORM A DOG COMMITTEE TO MAKE SURE THAT DOG OWNERS IN OUR BUILDING REGISTER THEIR DOG, PROVIDE THE OFFICE WITH ALL THE REQUIRED PAPERWORK IN A TIMELY FASHION SUCH AS SHOTS, DOCTOR'S NOTE, ETC. FEDERAL AND STATE LAWS SUPERCEDE OUR ASSOCIATION REGULATIONS AND WE NEED TO ABIDE BY THEM.**

**NORMAN PESELEV MADE A MOTION TO VOTE ON WHETHER OR NOT TO ALLOW PROSPECTIVE OWNERS WITH DOGS TO PURCHASE A UNIT IN THE BUILDING AS LONG AS THEY PROVIDE THE OFFICE WITH THE REQUIRED PAPERWORK AND ABIDE BY THE RULES OF THE BUILDING. NORMAN PESELEV, SUSAN FEUERSTEIN, GERARDO MANZI AND AARON ALTHEIM VOTED YES; SLAVA BUTLER VOTED NO.**

## **UPDATE**

**UNPAID MAINTENANCE AS OF DECEMBER 17, 2013: \$71,700. WE HAVE 2 UNITS IN FORECLOSURE.**

## **2013-2014 WT100 IMPROVEMENT PROJECTS UPDATE**

**2013 MANDATORY REPAIRS TO THE AUDITORIUM DUE THREE SEWAGE PIPES BREAKAGE AND TOTAL REDO/UPGRADE RECENTLY COMPLETED AND DONE VERY TASTEFULLY. OUR INSURANCE PAID \$18,000. WE SPENT \$35,000.**

## **2014 IMPROVEMENTS PROJETS**

**WE PLAN TO UPGRADE THE INSIDE OF THE ELEVATORS AND OUR SERVICE DESK AND LOBBY AREA.**

**FOR THE HALLWAYS, WE ARE LOOKING AT OPTIONS SUCH AS CARPET TILES OR SYNTHETIC TILES INSTEAD OF REGULAR TILES.**

**OUR SWIMMING POOL IS LEAKING IN A FEW PLACES AND NEEDS FIXING.**

**NORMAN MADE A MOTION TO ADJOURN THE MEETING. UNANIMOUSLY APPROVED.**

**RESPECTFULLY SUBMITTED,**

**NORMAN PESELEV, PRESIDENT OF THE BOARD  
WINSTON TOWERS 100 ASSOCIATION, INC.**

