



MINUTES W.T. 100

UNIT OWNER'S MEETING

THURSDAY, FEBRUARY 04, 2021 AT 6:00 P.M. ZOOM MEETING

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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 6:00 P.M. ROLL CALL TAKEN AND SLAVA BUTLER, 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

NORMAN PESELEV MADE A MOTION TO WAIVE THE READING OF THE MINUTES OF DECEMBER 30, 2020, SECONDED BY FELIX KIZHNER, AND MOTION UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES OF DECEMBER 30, 2020.

NORMAN PESELEV MADE A MOTION TO VOTE TO APPROVE THE MINUTES OF DECEMBER 30, 2020, SECONDED BY SLAVA BUTLER, APPROVED UNANIMOUSLY.

5. INSTALLATION OF OFFICERS

NORMAN PESELEV ANNOUNCED THE NEXT ITEM ON THE AGENDA. FELIX KIZHNER MADE MOTION TO NOMINATE NORMAN PESELEV AS A PRESIDENT, SECONDED BY AARON ALTHEIM, MOTION UNANIMOUSLY APPROVED.

NORMAN PESELEV MADE MOTION TO NOMINATE CARYN SNYDER AS A VP, SECONDED BY FELIX KIZHNER, MOTION UNANIMOUSLY APPROVED.

NORMAN PESELEV MADE MOTION TO NOMINATED FELIX KIZHNER AS A SECRETARY, SECONDED BY SLAVA BUTLER, MOTION UNANIMOUSLY APPROVED.

NORMAN PESELEV MADE MOTION TO NOMINATE SLAVA BUTLER AS A TREASURER, SECONDED BY FELIX SECOND IT.

NORMAN MADE MOTION TO SWEAR IN THE OFFICERS.

NORMAN, FELIX, AARON AND SLAVA READ THE SWEAR IN STATEMENT.

6. VOTING ON GYM REOPENING

NORMAN PESELEV ANNOUNCED THE NEXT ITEM ON THE AGENDA. THE FOLLOWING RULES WERE PRESENTED AND AGREED UPON:

- 1. HOURS OF OPERATION WILL BE BETWEEN 7:00 AM – 11 PM.**
- 2. NO MORE THAN 3 RESIDENTS WILL BE ALLOWED AT ONE TIME.**
- 3. ALL RESIDENTS WILL BE REQUIRED TO WEAR A MASK AT ALL TIMES.**
- 4. ALL RESIDENTS SHOULD WIPE DOWN EQUIPMENT BEFORE AND AFTER EVERY USE.**
- 5. ALL RESIDENTS ARE REQUIRED TO ADHERE TO SOCIAL DISTANCING OF 6 FEET.**
- 6. ALL RESIDENTS MUST LIMIT THEIR WORKOUT TO 45 MIN.**

AARON ALTHEIM DID NOT AGREE ON SIGNING IN AT THE FRONT.

FELIX KIZHNER HAD DOUBTS ABOUT GYM OPENING. HOWEVER, HE STILL AGREED TO THE NEWLY IMPLEMENTED RESTRICTIONS. HE PROPOSED TO CHECK THE TEMPERATURE AT THE FRONT DESK BEFORE GOING TO THE GYM AT THE TIME OF REGISTERING.

NORMAN PESELEV PROPOSED TO SIGN WAIVER OF LIABILITY. HOWEVER, IT WAS NOT FURTHER AGREED UPON BY THE REST OF THE BOARD MEMBERS.

RESIDENTS WENT ON TO ASK QUESTIONS ABOUT SANITIZING THE EQUIPMENT. NORMAN AND FELIX ADVISED THAT THERE ARE ALCOHOL WIPES TO WIPE THE EQUIPMENT.

FURTHER, FELIX KIZHNER DISCUSSED THE ISSUE OF RESIDENTS WHO ARE NOT WEARING THE MASKS.

7. RESULTS ON WAIVING RESERVE FUNDING & ROLLOVER

NORMAN WENT ON TO DISCUSS THE RESERVES AND ROLLOVER OF FUNDS.

RESERVES – QUORUM - 55.7% FROM TOTAL OWNERS

AGAINST RESERVES 95.4% FROM TOTAL VOTES

FOR RESERVES 4.6% FROM TOTAL VOTES

ROLLOVER – QUORUM – 52.9% FROM TOTAL OWNERS

AGAINST ROLLOVER 16.5% FROM TOTAL VOTES

FOR ROLLOVER 83.5% FROM TOTAL VOTES

THERE WERE NO FUNDS TO ROLLOVER

FURTHER, NORMAN INFORMED THAT THE MAINTENANCE WOULD REMAIN AS IT WAS VOTED 12.20.2020. HE WENT ON TO CLARIFY THAT THE INCREASES WERE DUE TO ATLANTIC BROADBAND AND INSURANCE INCREASES.

8. MOTION TO ADJOURN MEETING.

NORMAN PESELEV MADE A MOTION TO ADJOURN THE MEETING, SECONDED BY FELIX KIZHNER.

MOTION PASSED UNANIMOUSLY.

9. ADJOURNMENT

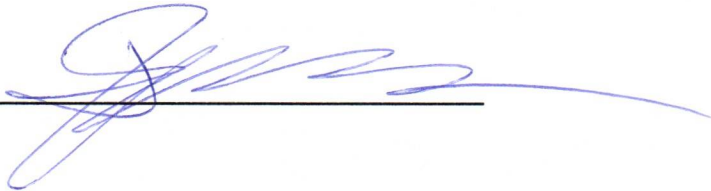
MEETING ADJOURNED AT 7:00 PM.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS ON 03/25/2021

FULL NAME: FELIX KIZHNER

TITLE: SECRETARY

SIGNATURE: _____

A handwritten signature in blue ink, appearing to be 'Felix Kizhner', is written over a horizontal line. The signature is stylized and cursive.