



MINUTES W.T. 100

BOARD OF DIRECTORS AND MEETING

MONDAY, JANUARY 2, 2020 AT 6:00 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 6:00 P.M. ROLL CALL TAKEN AND SLAVA BUTLER, MIRIAM VARGAS, CARYN SNYDER, AARON ALTHEIM, FELIX KIZHNER AND NORMAN PESELEV, WERE IN ATTENDANCE. A QUORUM WAS DECLARED, AND MEETING COMMENCED.

2. MOTION TO WAIVE READING OR PRIOR MINUTES

NORMAN PESELEV MADE A MOTION TO WAIVE THE READING OF THE MINUTES OF SEPTEMBER 26, 2019, SECONDED BY SLAVA BUTLER, AND MOTION UNANIMOUSLY APPROVED. NORMAN PESELEV MADE A MOTION TO VOTE TO APPROVE THE MINUTES OF SEPTEMBER 26, 2019 SECONDED BY SLAVA BUTLER, APPROVED UNANIMOUSLY.

3. PROOF OF NOTICE FOR BUDGET MEETING

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

4. ELECTRONIC VOTING RESOLUTION

FURTHER, NORMAN PESELEV GAVE A BRIEF EXPLANATION ABOUT ELECTRONIC VOTING PROCEDURE AND THAT UNIT OWNERS WOULD HAVE TO OPT IN AS WELL AS SIGN VOTING CERTIFICATES. THE ELECTRONIC VOTING SHOULD MAKE IT EASIER FOR PEOPLE WHO ARE NOT PRESENT IN THE BUILDING, IT WOULD ALSO SAVE MONEY FOR PRINTING AND POSTAGE AS WELL AS ALLOW MORE PEOPLE TO VOTE. ALSO, THE OFFICE WILL SAVE TIME PRINTING, PACKING, MAILING THE ENVELOPES. THIS PROCEDURE USUALLY TAKES A LOT OF TIME. THEN, NORMAN MADE MOTION TO APPROVE ELECTRONIC VOTING PROCEDURE, SECONDED BY SLAVA BUTLER. ALL THE BOARD MEMBERS WHO WERE PRESENT VOTED FOR THE ELECTRONIC VOTING AND THE MOTION WAS UNANIMOUSLY APPROVED.

5. NEW BUSINESS

A. VOTE ON WAIVING RESERVE FUNDING

NEXT ITEM ON THE AGENDA WAS TO VOTE ON WAIVING THE RESERVE FUNDING. NORMAN INFORMED EVERYONE THAT ONLY 52 PEOPLE VOTED, AND BY LAW WE NEED 205 PEOPLE TO VOTE. HE PROPOSED TO EXTEND THE VOTE TILL FEBRUARY 25TH, 2020 AND THAT WOULD BE CONSIDERED AS A FINAL DATE TO CAST THE VOTE. HE FURTHER EXPLAINED THAT IF PEOPLE VOTE FOR RESERVES THEIR MONTHLY FEES

WILL BE HIGHER. WE NEED MAJORITY TO VOTE, OTHERWISE THE RESERVES WILL GO TO EFFECT AUTOMATICALLY.

B. INTERNET INCREASE

NEXT ITEM ON THE AGENDA WAS TO INFORM THE MEMBERSHIP ABOUT THE INTERNET INCREASE. NORMAN EXPLAINED THAT WE HAD MANY ISSUES WITH THE INTERNET AND THAT WE WERE NEGOTIATING WITH ATLANTIC BROADBAND TO GET A BETTER SERVICE. WE WERE ALSO CONSIDERING OTHER COMPANIES, HOWEVER THE PROBLEM THAT WE HAVE IS THAT THE WIRING BELONGS TO ATLANTIC BROADBAND AND NEW COMPANY WOULD HAVE TO RUN NEW WIRES, WHICH TAKES LONG TIME AND THE MONTHLY COST IS A HIGHER. THE NEW AGREEMENT WAS SIGNED WITH ATLANTIC BROADBAND FOR 3 YEARS. IN THE MEANTIME, THE BOARD WILL WORK TOWARDS OTHER SOLUTIONS AND GET PROPOSALS FROM OTHER COMPANIES WITH HOPES TO GET A BETTER RATE AND BETTER SERVICE. NEW MODEMS WILL BE DELIVERED DIRECTLY TO RESIDENTS BY MAIL. ATLANTICBBB WILL MAIL THE MODEMS IN BATCHES, THREE FLOORS AT THE TIME SO THE FRONT DESK WON'T GET OVERWHELMED. AND THE INSTALLATION WILL BE VERY SIMPLE AS UNPLUGGING THE OLD ONE AND PLUGGING THE NEW ONE. THE INSTRUCTIONS WILL COME FROM ATLANTICBBB.

C. REVIEW OF 2020 BUDGET, EVALUATING BUDGET, APPROVING BUDGET FOR 2020

NEXT ITEM ON THE AGENDA WAS REVIEWING, EVALUATING AND APPROVING THE BUDGET FOR 2020. FELIX WENT FURTHER TO EXPLAIN THE BUDGET AND WHAT CAUSED THE INCREASE. THE OTIS ELEVATOR WAS CALLED FOR SEVERAL EMERGENCY REPAIRS, LIKE THE POWER SURGE, PC BOARD AND WATER INTRUSION. THERE WERE A LOT OF OTHER UNEXPECTED PROJECTS. OUR MAINTENANCE PERSONNEL WERE ABLE TO FIX SOME OF THE ISSUES, HOWEVER FOR SOME WE HAD TO CALL EXPERTS. FELIX ENCOURAGED UNIT OWNERS TO GO TO THE WEBSITE AND REVIEW THE ACTUAL BUDGET.

NORMAN FURTHER EXPLAINED THAT WHEN OUR CPA STUDIED THE BUDGET FOR 2019 AND IT SHOWED THAT WE WERE \$120,000.00 SHORT. THE FACT THAT WE HAD \$110,000.00 UPFRONT MONEY FROM COMMERCIAL LAUNDRIES HELPED US TO STAY AFLOAT IN 2019. THE EXTRA PROJECT IN 2019 TOTALING NEARLY \$118,000.00 WERE DONE WITH THE MONEY FROM COMMERCIAL LAUNDRY. THE YEAR BEFORE, IN 2018, WE HAD MANY EXTRA REPAIR PROJECTS FOR ABOUT \$174,000.00. IN 2017, WE HAD EXTRA PROJECTS AND REPAIRS NEEDED FOR THE BUILDING FOR ABOUT \$120,000.00. EVERY YEAR WE HAD EXTRA THINGS THAT NEEDED TO BE DONE. IT IS AN OLD BUILDING AND THERE ARE ONGOING ISSUES THAT NEED TO BE ADDRESSED, SUCH AS AIR CONDITIONING, BOILERS AND MORE. EVERY YEAR WE WERE SHORT APPROXIMATELY SIMILAR AMOUNT OF MONEY. UNDER THE FLORIDA LAW WE NEED TO HAVE ENOUGH MONEY IN OUR MAINTENANCE ACCOUNT TO PAY OUR EXPENSES. WHILE PREPARING THE BUDGET FOR 2020 THE BOARD MEMBERS HAD MANY DISCUSSIONS ABOUT HOW MUCH WE SHOULD RAISE THE MAINTENANCE AND WE WERE LOOKING AT DIFFERENT PERCENTAGE FROM 4% - 9%. THE 7% INCREASE WAS AGREED TO BE THE OPTIMAL RAISE TO COVER THE EXPENSES FOR 2020. IN COMPARISON TO OTHER WINSTON TOWERS, WE HAD RELATIVELY SMALL RAISE IN THE LAST 10 YEARS, OVERALL, A RAISE OF 10% IN 10 YEARS. WE ALSO WANT TO BRING TO YOUR ATTENTION THAT OTHER WINSTON TOWERS HAD MANY SPECIAL ASSESSMENTS, WHILE WINSTON TOWERS 100 HAS A VERY MODEST HISTORY OF ASSESSMENTS IN THE LAST 10 YEARS. TO AVOID PROBLEMS IN THE FUTURE, WE TRY TO KEEP UP WITH THE REPAIRS. BESIDES THE REPAIRS THAT ARE NEEDED TO BE DONE IN THE BUILDING, THE VENDORS SUCH AS CLEANING, SECURITY, CABLE, INTERNET, PHONE AND MANY MORE OTHERS ALSO INCREASE THEIR PRICES ON ANNUAL BASIS FROM 4% - 6% APPROXIMATELY. NORMAN ALSO EXPLAINED THAT WE HAD AN INCREASE IN LEGAL FEES DUE TO THE FIRE DEPARTMENT ISSUING US VIOLATIONS FOR NOT HAVING SPRINKLER SYSTEM. HOWEVER, STARTING THIS YEAR THE

REQUIREMENT FOR SPRINKLERS WAS POSTPONED TILL 2024. NEVERTHELESS, THE FIRE DEPARTMENT STILL REQUIRES US TO BRING THE BUILDING UP TO A CERTAIN CODE OF SAFETY AND PERFORM STRUCTURAL MODIFICATIONS TO OUR BUILDING, BUILD ADDITIONAL DOORS AND EXITS. SOME OF THE STRUCTURAL MODIFICATIONS ARE NOT POSSIBLE TO PERFORM. OUR LAWYER MUST CORRESPOND AND WORK WITH THE FIRE DEPARTMENT TO FIGHT ON OUR BEHALF. IF WE COMPLY WITH EVERYTHING THAT THE FIRE DEPARTMENT DEMANDS, WE WILL SOON HAVE ANOTHER LARGE SPECIAL ASSESSMENT FOR SPRINKLERS OR STRUCTURAL MODIFICATIONS. WE ALSO HAVE SEVERAL FRIVOLOUS LAWSUITS THAT OUR ATTORNEY MUST ATTEND. FURTHER, FELIX KIZHNER EXPLAINED THAT THE BUDGET IS A LIVING DOCUMENT AND THAT THINGS AND ISSUES HAPPEN IN THE BUILDING AND THE BOARD CANNOT PREDICT WHAT MAY HAPPEN IN THE FUTURE, AND THINGS MAY CHANGE. LEGAL FEES FLUCTUATE AND CAN'T BE PREDICTED.

NORMAN MADE MOTION TO INCREASE THE BUDGET BY 7% AND APPROVE THE BUDGET FOR 2020, SECONDED BY FELIX KIZHNER, THE MOTION WAS APPROVED UNANIMOUSLY.

D. 50 YEARS RECERTIFICATION

NORMAN PESELEV EXPLAINED THAT EVERY 10 YEARS THE BUILDING HAS TO DO RECERTIFICATION. NORMAN FURTHER INFORMED THAT WE MUST HIRE AN ENGINEER TO DO THE RECERTIFICATION, AND CHECK IF THE BUILDING IS IN COMPLIANCE WITH THE REQUIREMENTS OF MIAMI DADE COUNTY. THE BOARD OF DIRECTORS HIRED AN ENGINEER AND LAST MEETING, THE ENGINEER PRESENTED HIMSELF. THE ENGINEER ALREADY CONDUCTED THE INSPECTION AND IT WAS FOUND:

- APPROXIMATELY 20 BALCONIES NEED CONCRETE REPAIRS;
- CONCRETE REPAIRS NEED TO BE DONE ON THE EAST AND WEST SIDE OF THE FIRE ESCAPE STAIRCASES;
- CONCRETE REPAIRS NEED TO BE DONE ON THE 23 FLOOR, ROOF REPAIRS IN CONJUNCTION WITH 23RD FLOOR REPAIRS;
- CONCRETE REPAIRS NEED TO BE DONE ON THE POOL DECK WHERE OUR DRAINAGE SYSTEM IS, IT IS DETERIORATED, IT NEED TO BE REPLACED;
- THE BOTTOM PART OF OUR SWIMMING POOL, WHICH IS THE LARGEST PART; BEAMS ARE DETERIORATED THE REAR BARS ARE RUSTED OUT AND THEY NEED TO BE EITHER REPLACED OR REPAIRS ARE NEEDED;
- THE SWIMMING POOL EITHER HAVE TO BE COMPLETELY REDONE/REPLACED OR PARTIALLY REPAIRED;
- WE ARE REQUIRED TO PUT EXTRA LIGHTING AROUND THE BUILDING, THE PARKING LOT AND GARAGE;
- THE ENGINEER RECOMMENDED TO REPAIR THE STUCCO OF THE EXTERIOR WALLS OF THE BUILDING TO PREVENT WATER INTRUSION AND TO PAINT THE BUILDING TO SEAL THE REPAIRS; THE BUILDING IS DUE FOR PAINTING AND IF WE DO NOT PAINT, WE WILL HAVE MORE DAMAGES.

NORMAN EXPLAINED THE MEMBERSHIP THAT IT IS RECOMMENDED TO PAINT THE BUILDING EVERY 7-10 YEARS DEPENDING ON THE PAINT. WE REACHED OUR 10 YEAR MARK.

FURTHER, THERE ARE OTHER SMALL REPAIRS THAT NEEDS TO BE DONE WITH PLUMBING AND PIPES AROUND THE BUILDING. THE BOARD OF DIRECTORS IS PLANNING A SPECIAL ASSESSMENT. NORMAN ADVISED THAT THE BOARD DOESN'T KNOW YET HOW MUCH SINCE THE PROPOSALS ARE BEING

CURRENTLY OBTAINED. THE ASSOCIATION WAS PRE-APPROVED FOR UP TO \$1,700,000.00 LOAN FROM BB&T BANK, FOR WHICH A VOTE OF THE MAJORITY OF THE MEMBERSHIP NEEDS TO BE COLLECTED.

NORMAN FURTHER INFORMED THAT THE BOARD OF DIRECTORS ARE CURRENTLY OBTAINING ESTIMATES FOR THE POOL AND THE REST OF THE PROJECTS.

E. BALCONIES AND POOL REPAIR

AARON ALTHEIM WENT ON TO EXPLAIN THAT THERE ARE ONLY APPROXIMATELY 20 BALCONIES THAT NEEDS TO BE REPAIRED, WHICH IS GOOD NEWS. NOT ALL BALCONIES NEED TO BE REPAIRED AND THEREFORE OUR COSTS ARE NOT THAT HIGH IN COMPARISON TO OTHER WINSTON TOWERS BUILDINGS. THE PROPOSALS FOR POOL REPAIRS ARE BEING OBTAINED AND THE BOARD OF DIRECTORS IS GOING ABOVE AND BEYOND INVESTING THEIR TIME AND EFFORT TO FIND THE MOST COST EFFECTIVE SOLUTION TO THESE PROJECTS.

6. UNFINISHED BUSINESS

THE FLOOR WAS OPEN FOR DISCUSSION OF UNFINISHED BUSINESS. THE QUESTION ABOUT POOL HEATER WAS ASKED BY SEVERAL UNIT OWNERS. AARON ALTHEIM ADVISED TO THE MEMBERSHIP, THAT THE POOL HEATERS ARE BEING REPAIRED AND THAT WE CURRENTLY WAITING ON THE PARTS. THE MANAGEMENT OFFICE MAKES EVERY POSSIBLE ATTEMPT TO SPEED UP THE PROCESS. NORMAN PESELEV ALSO EXPLAINED THAT THE POOL WILL BE CLOSED FOR THE SUMMER DUE TO UPCOMING CONSTRUCTION WORK.

FURTHER, AARON ALTHEIM EXPLAINED THAT THE POOL CHAIRS ARE BEING RE-STRAPPED BY OUR MAINTENANCE PERSONNEL. EVERYTHING IS DONE IN HOUSE TO KEEP OUR COSTS LOW. THE BOARD IS TRYING TO KEEP OUR BUDGET RELATIVELY MODEST DUE TO THE FACT THAT MANY OF OUR HOMEOWNERS ARE IN FIXED INCOME.

B. ONGOING CONSTRUCTION, ELEVATOR, LIGHTS AND OTHER REPAIRS UPDATE

NORMAN PESELEV SUMMARIZED THE MEETING DISCUSSIONS. HE ALSO INFORMED THAT THE CONCRETE RESTORATION AND BALCONY RESTORATION ALREADY STARTED. THERE ARE APARTMENTS WHICH HAVE WATER INTRUSION AND REPAIRS COULD NOT BE DELAYED. FELIX KIZHNER EMPHASIZED THAT OUR BIGGEST DEFENSE IS OUR ENGINEER, WHO DID NOT LOOK FOR EXTRA WORK. THE ENGINEER THAT THE BOARD HIRED, DID THE REPORT ACCORDING TO THE LAWFUL REQUIREMENTS. ENGINEER'S RECOMMENDATION TO DO THE PAINT IS NOT A REQUIREMENT, HOWEVER, IT IS IMPERATIVE THAT AFTER ALL THE WORK DONE WITH STUCCO, THE BUILDING IS PAINTED. THE STUCCO MAY BUBBLE UP IF PAINTING IS NOT DONE ON TIME AND THEN THERE WILL BE GREATER EXPENSES TO DO A MAJOR CONCRETE RESTORATION. THE BOARD IS LOOKING FORWARD AND TRYING TO PREVENT THE ISSUES FROM HAPPENING. DUE TO THE FACT THAT THE BUILDING IS LOCATED IN A CLOSE PROXIMITY TO THE OCEAN, IT IS MORE PRONE TO WEAR AND TEAR. FURTHER, FELIX KIZHNER EXPLAINED ABOUT THE LIGHTING PROJECT. THE LIGHTING UPGRADE IS REQUIRED FOR 10 YEARS RECERTIFICATION. WINSTON TOWERS 300 DID THE UPGRADE RECENTLY AND MANY PEOPLE ARE COMPLAINING ABOUT THE BRIGHT LIGHTS. OUR BUILDING WILL HAVE TO GO THROUGH A SIMILAR UPDATE AND THE LIGHTS WILL BE BRIGHTER. THE RESIDENTS WILL HAVE TO GET USED TO IT, GET BLACKOUT CURTAINS TO SOLVE THE ISSUE. UNFORTUNATELY, WE HAVE TO COMPLY WITH THIS REQUIREMENT THAT MIAMI DADE COUNTY AND MUST PASS THE 10 YEARS RECERTIFICATION TO AVOID PENALTIES.

C. ADJOURNMENT

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

MOTION PASSED UNANIMOUSLY. MEETING ADJOURNED AT 7:10 PM.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS ON January 30, 2020

Carol E Snyder

Full Name:
Vice President

Title: