



**MINUTES W.T. 100**

**UNIT OWNER'S MEETING**

**THURSDAY, NOVEMBER 10, 2022 AT 6:30 P.M. AUDITORIUM & ZOOM MEETING**

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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 THE BOARD OF DIRECTORS MEETING, THE MEETING WAS CALLED TO ORDER AT 6:40 P.M. ROLL CALL WAS TAKEN. NORMAN PESELEV, BRUCE PETERSON, SLAVA BUTLER, FELIX KIZHNER, IRINA KRONGAUZ, AND MYRIAM VARGAS WERE IN ATTENDANCE.

**2. A QUORUM WAS DECLARED, AND THE MEETING COMMENCED.**

**3. MOTION TO WAIVE READING OF PRIOR MINUTES AND APPROVAL OF MINUTES OF OCTOBER 12, 2022**

NORMAN PESELEV MADE A MOTION TO WAIVE THE READING OF THE MINUTES OF OCTOBER 12, 2022 SECONDED BY FELIX KIZHNER AND THE MOTION WAS UNANIMOUSLY APPROVED.

**4. APPROVAL OF MINUTES OF OCTOBER 12, 2022**

NORMAN PESELEV MADE A MOTION TO VOTE TO APPROVE THE MINUTES OF OCTOBER 12, 2022, SECONDED BY FELIX KIZHNER, IT WAS UNANIMOUSLY APPROVED.

**5. REVIEW BUILDING ACTIVITIES**

**- FIRE ALARM**

BRUCE PETERSON EXPLAINED THAT THE ASSOCIATION IS IN THE PROCESS OF DETERMINING WHAT HAPPENED WITH THE ALARM SYSTEM ON NOVEMBER 6 DAY TIME AND NOVEMBER 7 AT 4 AM.

**- SECURITY COMPANY PERFORMANCE**

THE ROOM BY THE MAIL ROOM WILL BE REARRANGED TO BE A PACKAGE ROOM TO PROPERLY STORE THE PACKAGES INSTEAD OF HOLDING PACKAGES AT THE FRONT DESK. A RECEIVING PERSON WILL BE HANDLING THE RECEIVING AND GIVING OUT THE PACKAGES ON DAILY BASIS.

**- OUTSTANDING ISSUES**

BRUCE PETERSON FURTHER GAVE AN UPDATE ABOUT THE CONSTRUCTION. THE CONSTRUCTION IS RUNNING ON SCHEDULE AS CLOSE AS WE CAN HOPE FOR. THERE ARE OCCASIONAL MATTERS THAT POP UP THAT WE ARE NOT PREPARED FOR BECAUSE WE ARE NOT AWARE OF IT. THE POOL DESIGNER IS WORKING ON THE SKETCHES FOR THE POOL DECK. THE CONTRACT WAS SIGNED FOR THE CONCRETE RESTORATION IN THE GARAGE AND POOL AREA.

**6. CONSTRUCTION UPDATE**

LEV SOLODOVNIK GAVE A CONSTRUCTION UPDATE.

- **ROOF:** ENGINEERS ARE WORKING ON CALCULATIONS FOR MATERIALS AND IT IS BEING ORDERED. WAITING FOR THE PERMIT.
- **ELEVATORS:** THE ELEVATORS ARE OPERATIONAL AT THE MOMENT. THE INSPECTION WAS SUPPOSED TO BE 3<sup>RD</sup> WEEK OF OCTOBER. IT WAS RESCHEDULED BY MIAMI-DADE FOR THE 1<sup>ST</sup> WEEK OF NOVEMBER. THE INSPECTOR WAS LATE BY SEVERAL HOURS, EVENTUALLY THE INSPECTION WAS DONE ON A DIFFERENT DAY.
- **POOL:** THE POOL HAS BEEN STRIPPED. WATERPROOFING IS GOING TO BE REMOVED NEXT. WATERPROOFING WILL BE DONE BY AG CONSTRUCTION GROUP. IN APPROXIMATELY 1.5 MONTH THE CONSTRUCTION FOR POOL RENOVATION WILL START.
- **GARAGE:** AG CONTRACTORS WILL START WORK AS SOON AS THEY GET PERMIT. PROJECTED TIME FRAME 12 MONTHS
- RESIDENTIAL CONTRACTORS WON'T BE ABLE TO PARK ON THE PREMISES. THE BOARD IS ASKING THE RESIDENTS EITHER NOT TO DO CONSTRUCTION OR PLAN VERY CAREFULLY FOR THEIR CONTRACTOR TO UNLOAD AND THEN PARK OFF THE PREMISES. OTHERWISE, THE CONTRACTORS WILL HAVE TO BE PARK AT THEIR OWN EXPENSE ON THE STREET.
- THE CONCRETE RESTORATION WILL BE DONE IN SECTIONS (POOL+2<sup>ND</sup> LEVEL GARAGE+1<sup>ST</sup> LEVEL GARAGE), RESIDENTS WILL BE ASKED TO REMOVE THEIR CARS FROM THE GARAGE IN SECTIONS.
- THE EAST SIDE GARAGE ENTRANCE WILL BE CLOSED AS WELL AS THE OUTSIDE PARKING SPACES BY THE GARAGE LOWER ENTRANCE. A CRANE WILL BE PARKED AT THAT LOCATION. THE CRANE WILL BE PARKED FOR APPROXIMATELY 14 WEEKS/3-MONTH ON THE EAST SIDE. WEST SIDE WILL BE OPEN FOR UNLOAD ONLY.
- LOBBY RENOVATION: PLUMBING WORK IS IN PROGRESS. IT WAS VERY CHALLENGING TO FIND A PROPER CONTRACTOR. WE ARE APPLYING FOR THE PERMIT THIS WEEK. ONCE WE RECEIVE THE PERMIT, THE TEST WILL BE PERFORMED, THE WATER WILL BE DRAINED FOR THE WHOLE BUILDING, THE WATER WILL BE DRAINED FOR 2-3 HOURS. THE ACTUAL WORK WILL BE DONE ON THURSDAY AND FRIDAY, THE WATER WILL BE OUT 8:30 AM – 5 PM. IT IS RECOMMENDED TO STORE THE WATER IN THE TUB TO USE FOR YOUR TOILET NEEDS. WE DO NOT HAVE EXACT DATE, BECAUSE WE NEED TO RECEIVE THE PERMIT FIRST. THE PROPER NOTICES WILL BE POSTED AND SENT OUT.
- **GENERATOR:** APPLICATION WAS SUBMITTED IN MAY 2022, AND WE WERE APPROVED JUST NOW.
- **TRASH CHUTE:** THE TORES CONSTRUCTION WAS APPROVED BY FIRE DEPARTMENT ON 11/3/22. THE PAPERWORK WAS SUBMITTED TO THE CITY OF SUNNY ISLES BEACH.
- **THE A/C DUCT WORK:** A/C DUCT WORK IN THE LOBBY HALLWAY IS IN THE PROCESS. IT WAS CHALLENGING TO GET A REASONABLE PRICE. TOTAL EVENTUALLY WAS AWARDED THIS WORK.

**7. MOTION TO ADJOURN MEETING**

FELIX KIZHNER MADE A MOTION TO ADJOURN THE MEETING, SECONDED BY SLAVA BUTLER

8. ADJOURNMENT

MEETING ADJOURNED AT 7:35 PM.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS ON

FULL NAME: Felix Kizhne

TITLE: Secretary

DATE: \_\_\_\_\_

SIGNATURE:  \_\_\_\_\_