

WINSTON TOWERS 100 ASSOC., INC.

250 174th Street, Office 104
Sunny isles Beach, FL 33160

Phone: 305-932-0850
office@winstontowers100.net



**W.T. 100 BOARD OF DIRECTORS MEETING
TUESDAY, JULY 25, 2023, AT 10:00 AM - ZOOM MEETING**

OPEN TO UNIT OWNERS ONLY

MEETING AGENDA

1. CALL TO ORDER/ROLL CALL.
2. DETERMINATION OF THE QUORUM.
3. MOTION TO WAIVE READING OF PRIOR MINUTES.
4. APPROVAL OF PRIOR MINUTES.
5. ANNOUNCEMENT OF A SPECIAL ASSESSMENT 2023 BREAKDOWN.
6. DISCUSS AND VOTE ON SPECIAL ASSESSMENT 2023.
 - ASSESSMENT COMMENCEMENT AUGUST 1, 2023 FOR 4 MONTHS (AUGUST, SEPTEMBER, OCTOBER, NOVEMBER)
7. MOTION TO ADJOURN MEETING.
8. ADJOURNMENT.

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**NOTICE OF MEETING OF BOARD OF DIRECTORS OF
WINSTON TOWERS 100 ASSOCIATION, INC.
FOR ANNOUNCEMENT OF SPECIAL ASSESSMENT 2023**

Date of Notice: Monday, July 10th, 2023

To: All Unit Owners of **WINSTON TOWERS 100 ASSOCIATION, INC.**
From: The Board of Directors

You are advised that a special meeting of the unit owners of WINSTON TOWERS 100 ASSOCIATION, INC. will be held on the date and place set forth below for the purposes of considering a special assessment for covering the insurance policy 2023-2024 difference against the approved budget 20023:

Date of Meeting: July 25th, 2023

Time of Meeting: 10:00 A.M. Eastern Time (US and Canada)

Zoom Conference Instructions:

To Join Zoom Meeting

<https://us02web.zoom.us/j/81396177192?pwd=Y3FaQTJTZlc2UGRRRekxSZTFiMitgZz09.>

Meeting ID: 813 9617 7192

Passcode: 560170

One tap mobile

+16465588656,,81396177192#,,,,*560170# US (New York)

+16469313860,,81396177192#,,,,*560170# US

Dial by your location

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

JULY 10, 2023

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+1 719 359 4580 US

Meeting ID: 813 9617 7192
Passcode: 560170

Find your local number: <https://us02web.zoom.us/j/81396177192>

Summary of Details of Proposed Assessment:

- Total Special Assessment: **\$1,000,000.00**
- Payment Period: **4 months**
- First Payment Due: **August 1, 2023**

Purpose: The amount of the loan will be used to cover the difference between the insurance policy 2023-2024 total cost and the amount considered on the approved budget 2023. Without said funding, the insurance policy bill cannot be afforded.

This is a special meeting set to vote for the adoption of the above special assessment.

Special Assessment 2023 Budget Estimation

Insurance 2023-24	\$ <u>650,000</u>
Balancing and Control Valve in Each Unit	\$ <u>350,000</u>
Total:	\$ <u>1,000,000</u>

Sincerely,

WINSTON TOWERS 100 ASSOCIATION, INC.
BOARD OF DIRECTORS

JULY 10, 2023

WINSTON TOWERS 100
Special Assessment 2023
\$1,000,000.00

Unit	Assessment Bill with 104	Payment Plan 4 months
105	\$ 2,627.55	\$ 656.89
106	\$ 1,797.79	\$ 449.45
107	\$ 1,797.79	\$ 449.45
108	\$ 2,074.38	\$ 518.59
112	\$ 2,074.38	\$ 518.59
114	\$ 1,797.79	\$ 449.45
115	\$ 1,797.79	\$ 449.45
116	\$ 2,627.55	\$ 656.89
201	\$ 1,797.79	\$ 449.45
202	\$ 2,350.96	\$ 587.74
203	\$ 2,350.96	\$ 587.74
204	\$ 2,903.13	\$ 725.78
205	\$ 2,627.55	\$ 656.89
206	\$ 1,797.79	\$ 449.45
207	\$ 1,797.79	\$ 449.45
208	\$ 2,074.38	\$ 518.59
209	\$ 2,074.38	\$ 518.59
210	\$ 1,475.11	\$ 368.78
211	\$ 2,074.38	\$ 518.59
212	\$ 2,074.38	\$ 518.59
214	\$ 1,797.79	\$ 449.45
215	\$ 1,797.79	\$ 449.45
216	\$ 2,627.55	\$ 656.89
217	\$ 2,627.55	\$ 656.89
218	\$ 2,350.96	\$ 587.74
219	\$ 2,350.96	\$ 587.74
220	\$ 2,350.96	\$ 587.74
301	\$ 1,824.85	\$ 456.21
302	\$ 2,378.02	\$ 594.50
303	\$ 2,378.02	\$ 594.50
304	\$ 2,941.21	\$ 735.30
305	\$ 2,663.62	\$ 665.91
306	\$ 1,824.85	\$ 456.21
307	\$ 1,824.85	\$ 456.21
308	\$ 2,101.44	\$ 525.36
309	\$ 2,101.44	\$ 525.36
310	\$ 1,493.15	\$ 373.29
311	\$ 2,101.44	\$ 525.36
312	\$ 2,101.44	\$ 525.36

314	\$	1,824.85	\$	456.21
315	\$	1,824.85	\$	456.21
316	\$	2,663.62	\$	665.91
317	\$	2,663.62	\$	665.91
318	\$	2,378.02	\$	594.50
319	\$	2,378.02	\$	594.50
320	\$	2,378.02	\$	594.50
401	\$	1,852.91	\$	463.23
402	\$	2,406.08	\$	601.52
403	\$	2,406.08	\$	601.52
404	\$	2,977.28	\$	744.32
405	\$	2,700.70	\$	675.17
406	\$	1,852.91	\$	463.23
407	\$	1,852.91	\$	463.23
408	\$	2,129.49	\$	532.37
409	\$	2,129.49	\$	532.37
410	\$	1,512.19	\$	378.05
411	\$	2,129.49	\$	532.37
412	\$	2,129.49	\$	532.37
414	\$	1,852.91	\$	463.23
415	\$	1,852.91	\$	463.23
416	\$	2,700.70	\$	675.17
417	\$	2,700.70	\$	675.17
418	\$	2,406.08	\$	601.52
419	\$	2,406.08	\$	601.52
420	\$	2,406.08	\$	601.52
501	\$	1,880.97	\$	470.24
502	\$	2,433.14	\$	608.28
503	\$	2,433.14	\$	608.28
504	\$	3,014.36	\$	753.59
505	\$	2,737.78	\$	684.44
506	\$	1,880.97	\$	470.24
507	\$	1,880.97	\$	470.24
508	\$	2,156.55	\$	539.14
509	\$	2,156.55	\$	539.14
510	\$	1,530.23	\$	382.56
511	\$	2,156.55	\$	539.14
512	\$	2,156.55	\$	539.14
514	\$	1,880.97	\$	470.24
515	\$	1,880.97	\$	470.24
516	\$	2,737.78	\$	684.44
517	\$	2,737.78	\$	684.44
518	\$	2,433.14	\$	608.28
519	\$	2,433.14	\$	608.28
520	\$	2,433.14	\$	608.28
601	\$	1,908.03	\$	477.01
602	\$	2,461.19	\$	615.30

603	\$	2,461.19	\$	615.30
604	\$	3,051.44	\$	762.86
605	\$	2,774.86	\$	693.71
606	\$	1,908.03	\$	477.01
607	\$	1,908.03	\$	477.01
608	\$	2,184.61	\$	546.15
609	\$	2,184.61	\$	546.15
610	\$	1,548.27	\$	387.07
611	\$	2,184.61	\$	546.15
612	\$	2,184.61	\$	546.15
614	\$	1,908.03	\$	477.01
615	\$	1,908.03	\$	477.01
616	\$	2,774.86	\$	693.71
617	\$	2,774.86	\$	693.71
618	\$	2,461.19	\$	615.30
619	\$	2,461.19	\$	615.30
620	\$	2,461.19	\$	615.30
701	\$	1,936.09	\$	484.02
702	\$	2,489.25	\$	622.31
703	\$	2,489.25	\$	622.31
704	\$	3,088.52	\$	772.13
705	\$	2,811.93	\$	702.98
706	\$	1,936.09	\$	484.02
707	\$	1,936.09	\$	484.02
708	\$	2,212.67	\$	553.17
709	\$	2,212.67	\$	553.17
710	\$	1,567.31	\$	391.83
711	\$	2,212.67	\$	553.17
712	\$	2,212.67	\$	553.17
714	\$	1,936.09	\$	484.02
715	\$	1,936.09	\$	484.02
716	\$	2,811.93	\$	702.98
717	\$	2,811.93	\$	702.98
718	\$	2,489.25	\$	622.31
719	\$	2,489.25	\$	622.31
720	\$	2,489.25	\$	622.31
801	\$	1,963.14	\$	490.79
802	\$	2,516.31	\$	629.08
803	\$	2,516.31	\$	629.08
804	\$	3,124.59	\$	781.15
805	\$	2,849.01	\$	712.25
806	\$	1,963.14	\$	490.79
807	\$	1,963.14	\$	490.79
808	\$	2,239.73	\$	559.93
809	\$	2,239.73	\$	559.93
810	\$	1,585.35	\$	396.34
811	\$	2,239.73	\$	559.93

812	\$	2,239.73	\$	559.93
814	\$	1,963.14	\$	490.79
815	\$	1,963.14	\$	490.79
816	\$	2,849.01	\$	712.25
817	\$	2,849.01	\$	712.25
818	\$	2,516.31	\$	629.08
819	\$	2,516.31	\$	629.08
820	\$	2,516.31	\$	629.08
901	\$	1,991.20	\$	497.80
902	\$	2,544.37	\$	636.09
903	\$	2,544.37	\$	636.09
904	\$	3,161.67	\$	790.42
905	\$	2,885.09	\$	721.27
906	\$	1,991.20	\$	497.80
907	\$	1,991.20	\$	497.80
908	\$	2,267.79	\$	566.95
909	\$	2,267.79	\$	566.95
910	\$	1,604.39	\$	401.10
911	\$	2,267.79	\$	566.95
912	\$	2,267.79	\$	566.95
914	\$	1,991.20	\$	497.80
915	\$	1,991.20	\$	497.80
916	\$	2,885.09	\$	721.27
917	\$	2,885.09	\$	721.27
918	\$	2,544.37	\$	636.09
919	\$	2,544.37	\$	636.09
920	\$	2,544.37	\$	636.09
1001	\$	2,019.26	\$	504.82
1002	\$	2,571.43	\$	642.86
1003	\$	2,571.43	\$	642.86
1004	\$	3,198.75	\$	799.69
1005	\$	2,922.17	\$	730.54
1006	\$	2,019.26	\$	504.82
1007	\$	2,019.26	\$	504.82
1008	\$	2,294.84	\$	573.71
1009	\$	2,294.84	\$	573.71
1010	\$	1,622.42	\$	405.61
1011	\$	2,294.84	\$	573.71
1012	\$	2,294.84	\$	573.71
1014	\$	2,019.26	\$	504.82
1015	\$	2,019.26	\$	504.82
1016	\$	2,922.17	\$	730.54
1017	\$	2,922.17	\$	730.54
1018	\$	2,571.43	\$	642.86
1019	\$	2,571.43	\$	642.86
1020	\$	2,571.43	\$	642.86
1101	\$	2,046.32	\$	511.58

1102	\$	2,599.49	\$	649.87
1103	\$	2,599.49	\$	649.87
1104	\$	3,235.83	\$	808.96
1105	\$	2,959.25	\$	739.81
1106	\$	2,046.32	\$	511.58
1107	\$	2,046.32	\$	511.58
1108	\$	2,322.90	\$	580.73
1109	\$	2,322.90	\$	580.73
1110	\$	1,640.46	\$	410.12
1111	\$	2,322.90	\$	580.73
1112	\$	2,322.90	\$	580.73
1114	\$	2,046.32	\$	511.58
1115	\$	2,046.32	\$	511.58
1116	\$	2,959.25	\$	739.81
1117	\$	2,959.25	\$	739.81
1118	\$	2,599.49	\$	649.87
1119	\$	2,599.49	\$	649.87
1120	\$	2,599.49	\$	649.87
1201	\$	2,074.38	\$	518.59
1202	\$	2,627.55	\$	656.89
1203	\$	2,627.55	\$	656.89
1204	\$	3,272.91	\$	818.23
1205	\$	2,996.32	\$	749.08
1206	\$	2,074.38	\$	518.59
1207	\$	2,074.38	\$	518.59
1208	\$	2,350.96	\$	587.74
1209	\$	2,350.96	\$	587.74
1210	\$	1,659.50	\$	414.88
1211	\$	2,350.96	\$	587.74
1212	\$	2,350.96	\$	587.74
1214	\$	2,074.38	\$	518.59
1215	\$	2,074.38	\$	518.59
1216	\$	2,996.32	\$	749.08
1217	\$	2,996.32	\$	749.08
1218	\$	2,627.55	\$	656.89
1219	\$	2,627.55	\$	656.89
1220	\$	2,627.55	\$	656.89
1401	\$	2,101.44	\$	525.36
1402	\$	2,654.60	\$	663.65
1403	\$	2,654.60	\$	663.65
1404	\$	3,309.99	\$	827.50
1405	\$	3,032.40	\$	758.10
1406	\$	2,101.44	\$	525.36
1407	\$	2,101.44	\$	525.36
1408	\$	2,378.02	\$	594.50
1409	\$	2,378.02	\$	594.50
1410	\$	1,677.54	\$	419.39

1411	\$	2,378.02	\$	594.50
1412	\$	2,378.02	\$	594.50
1414	\$	2,101.44	\$	525.36
1415	\$	2,101.44	\$	525.36
1416	\$	3,032.40	\$	758.10
1417	\$	3,032.40	\$	758.10
1418	\$	2,654.60	\$	663.65
1419	\$	2,654.60	\$	663.65
1420	\$	2,654.60	\$	663.65
1501	\$	2,129.49	\$	532.37
1502	\$	2,682.66	\$	670.67
1503	\$	2,682.66	\$	670.67
1504	\$	3,346.06	\$	836.52
1505	\$	3,069.48	\$	767.37
1506	\$	2,129.49	\$	532.37
1507	\$	2,129.49	\$	532.37
1508	\$	2,406.08	\$	601.52
1509	\$	2,406.08	\$	601.52
1510	\$	1,695.58	\$	423.89
1511	\$	2,406.08	\$	601.52
1512	\$	2,406.08	\$	601.52
1514	\$	2,129.49	\$	532.37
1515	\$	2,129.49	\$	532.37
1516	\$	3,069.48	\$	767.37
1517	\$	3,069.48	\$	767.37
1518	\$	2,682.66	\$	670.67
1519	\$	2,682.66	\$	670.67
1520	\$	2,682.66	\$	670.67
1601	\$	2,156.55	\$	539.14
1602	\$	2,710.72	\$	677.68
1603	\$	2,710.72	\$	677.68
1604	\$	3,383.14	\$	845.79
1605	\$	3,106.56	\$	776.64
1606	\$	2,156.55	\$	539.14
1607	\$	2,156.55	\$	539.14
1608	\$	2,433.14	\$	608.28
1609	\$	2,433.14	\$	608.28
1610	\$	1,714.62	\$	428.65
1611	\$	2,433.14	\$	608.28
1612	\$	2,433.14	\$	608.28
1614	\$	2,156.55	\$	539.14
1615	\$	2,156.55	\$	539.14
1616	\$	3,106.56	\$	776.64
1617	\$	3,106.56	\$	776.64
1618	\$	2,710.72	\$	677.68
1619	\$	2,710.72	\$	677.68
1620	\$	2,710.72	\$	677.68

1701	\$	2,184.61	\$	546.15
1702	\$	2,737.78	\$	684.44
1703	\$	2,737.78	\$	684.44
1704	\$	3,420.22	\$	855.05
1705	\$	3,143.63	\$	785.91
1706	\$	2,184.61	\$	546.15
1707	\$	2,184.61	\$	546.15
1708	\$	2,461.19	\$	615.30
1709	\$	2,461.19	\$	615.30
1710	\$	1,732.66	\$	433.16
1711	\$	2,461.19	\$	615.30
1712	\$	2,461.19	\$	615.30
1714	\$	2,184.61	\$	546.15
1715	\$	2,184.61	\$	546.15
1716	\$	3,143.63	\$	785.91
1717	\$	3,143.63	\$	785.91
1718	\$	2,737.78	\$	684.44
1719	\$	2,737.78	\$	684.44
1720	\$	2,737.78	\$	684.44
1801	\$	2,212.67	\$	553.17
1802	\$	2,765.84	\$	691.46
1803	\$	2,765.84	\$	691.46
1804	\$	3,457.30	\$	864.32
1805	\$	3,180.71	\$	795.18
1806	\$	2,212.67	\$	553.17
1807	\$	2,212.67	\$	553.17
1808	\$	2,489.25	\$	622.31
1809	\$	2,489.25	\$	622.31
1810	\$	1,751.70	\$	437.92
1811	\$	2,489.25	\$	622.31
1812	\$	2,489.25	\$	622.31
1814	\$	2,212.67	\$	553.17
1815	\$	2,212.67	\$	553.17
1816	\$	3,180.71	\$	795.18
1817	\$	3,180.71	\$	795.18
1818	\$	2,765.84	\$	691.46
1819	\$	2,765.84	\$	691.46
1820	\$	2,765.84	\$	691.46
1901	\$	2,239.73	\$	559.93
1902	\$	2,792.89	\$	698.22
1903	\$	2,792.89	\$	698.22
1904	\$	3,494.38	\$	873.59
1905	\$	3,216.79	\$	804.20
1906	\$	2,239.73	\$	559.93
1907	\$	2,239.73	\$	559.93
1908	\$	2,516.31	\$	629.08
1909	\$	2,516.31	\$	629.08

1910	\$	1,769.74	\$	442.43
1911	\$	2,516.31	\$	629.08
1912	\$	2,516.31	\$	629.08
1914	\$	2,239.73	\$	559.93
1915	\$	2,239.73	\$	559.93
1916	\$	3,216.79	\$	804.20
1917	\$	3,216.79	\$	804.20
1918	\$	2,792.89	\$	698.22
1919	\$	2,792.89	\$	698.22
1920	\$	2,792.89	\$	698.22
2001	\$	2,267.79	\$	566.95
2002	\$	2,820.95	\$	705.24
2003	\$	2,820.95	\$	705.24
2004	\$	3,530.45	\$	882.61
2005	\$	3,253.87	\$	813.47
2006	\$	2,267.79	\$	566.95
2007	\$	2,267.79	\$	566.95
2008	\$	2,544.37	\$	636.09
2009	\$	2,544.37	\$	636.09
2010	\$	1,787.77	\$	446.94
2011	\$	2,544.37	\$	636.09
2012	\$	2,544.37	\$	636.09
2014	\$	2,267.79	\$	566.95
2015	\$	2,267.79	\$	566.95
2016	\$	3,253.87	\$	813.47
2017	\$	3,253.87	\$	813.47
2018	\$	2,820.95	\$	705.24
2019	\$	2,820.95	\$	705.24
2020	\$	2,820.95	\$	705.24
2101	\$	2,294.84	\$	573.71
2102	\$	2,849.01	\$	712.25
2103	\$	2,849.01	\$	712.25
2104	\$	3,567.53	\$	891.88
2105	\$	3,290.95	\$	822.74
2106	\$	2,294.84	\$	573.71
2107	\$	2,294.84	\$	573.71
2108	\$	2,571.43	\$	642.86
2109	\$	2,571.43	\$	642.86
2110	\$	1,806.81	\$	451.70
2111	\$	2,571.43	\$	642.86
2112	\$	2,571.43	\$	642.86
2114	\$	2,294.84	\$	573.71
2115	\$	2,294.84	\$	573.71
2116	\$	3,290.95	\$	822.74
2117	\$	3,290.95	\$	822.74
2118	\$	2,849.01	\$	712.25
2119	\$	2,849.01	\$	712.25

2120	\$	2,849.01	\$	712.25
2201	\$	2,322.90	\$	580.73
2202	\$	2,876.07	\$	719.02
2203	\$	2,876.07	\$	719.02
2204	\$	3,604.61	\$	901.15
2205	\$	3,328.02	\$	832.01
2206	\$	2,322.90	\$	580.73
2207	\$	2,322.90	\$	580.73
2208	\$	2,599.49	\$	649.87
2209	\$	2,599.49	\$	649.87
2210	\$	1,824.85	\$	456.21
2211	\$	2,599.49	\$	649.87
2212	\$	2,599.49	\$	649.87
2214	\$	2,322.90	\$	580.73
2215	\$	2,322.90	\$	580.73
2216	\$	3,328.02	\$	832.01
2217	\$	3,328.02	\$	832.01
2218	\$	2,876.07	\$	719.02
2219	\$	2,876.07	\$	719.02
2220	\$	2,876.07	\$	719.02
2301	\$	2,350.96	\$	587.74
2302	\$	2,903.13	\$	725.78
2303	\$	2,903.13	\$	725.78
2304	\$	3,640.68	\$	910.17
2305	\$	3,365.10	\$	841.28
2306	\$	2,350.96	\$	587.74
2307	\$	2,350.96	\$	587.74
2308	\$	2,627.55	\$	656.89
2309	\$	2,627.55	\$	656.89
2310	\$	1,843.89	\$	460.97
2311	\$	2,627.55	\$	656.89
2312	\$	2,627.55	\$	656.89
2314	\$	2,350.96	\$	587.74
2315	\$	2,350.96	\$	587.74
2316	\$	3,365.10	\$	841.28
2317	\$	3,365.10	\$	841.28
2318	\$	2,903.13	\$	725.78
2319	\$	2,903.13	\$	725.78
2320	\$	2,903.13	\$	725.78