

WINSTON TOWERS 100 ASSOC., INC.

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

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



MINUTES W.T. 100

UNIT OWNER'S MEETING

THURSDAY, MARCH 09, 2023, AT 06:00 P.M. AUDITORIUM AND 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 A BOARD OF DIRECTORS MEETING, THE MEETING WAS CALLED TO ORDER AT 06:00 P.M. ROLL CALL WAS TAKEN. SLAVA BUTLER, BRUCE PETERSON, AARON ALTHEIM, NORMAN PESELEV 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 FEBRUARY 28, 2023

NORMAN PESELEV MADE A MOTION TO WAIVE THE READING OF THE MINUTES OF FEBRUARY 28, 2023 SECONDED BY MYRIAM VARGAS AND THE MOTION WAS UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES OF FEBRUARY 28, 2023

NORMAN PESELEV MADE A MOTION TO VOTE TO APPROVE THE MINUTES OF FEBRUARY 28, 2023, SECONDED BY SLAVA BUTLER.

5. ANNOUNCEMENT OF RESERVES VOTING.

BRUCE PETERSON ANNOUNCE THAT:

THE TOTAL PERCENTAGE OF VOTES FOR RESERVES WAS 50.8%

7.35 % VOTED FOR RESERVES
43.4 % VOTED AGAINST RESERVES

THE TOTAL PERCENTAGE OF VOTES FOR ROLLOVER WAS 47.4%

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**43.83 % VOTED FOR ROLLOVER
2.20 % VOTED AGAINST ROLLOVER**

6. FINANCIAL UPDATE, ACCOUNT STATUS.

BRUCE PETERSON ANNOUNCED THE BALANCES ON THE ACCOUNTS:

- MAINTENANCE: \$276,651.41
- SP. ASSESSMENT PH II – III: \$1,526,242.28
- SP. ASSESSMENT PH III: \$3,551,367.29
- LINE OF CREDIT SP. ASSESSMENT PHASE III:
 - TOTAL: \$8,000,000.00
 - USED: \$3,461,026.33
 - AVAILABLE: \$4,538,973.67

7. RENT AND SALE UPDATES.

- UNITS FOR SALE: 912, 2001, 2206, 2219
- NEW UNITS RENTED: 210, 1702, 1714, 2308

8. BRUCE PETERSON MADE A MOTION TO ADD A NEW ITEM ON THE AGENDA, TO DISCUSS A FIRE INCIDENT OCCURRED ON MARCH 09, 2023 IN UNIT 209 THAT CAUSED DAMAGES TO THE BUILDING SECONDED BY SLAVA BUTLER.

APPARENTLY, THE FIRE WAS CAUSED BY A CIGARETTE BUTT THAT GOT A BICYCLE THAT WAS IN THE BALCONY ON FIRE. THE FIRE DEPARTMENT HANDLED THE SITUATION.

9. OTHER ONGOING BUSINESS UPDATES:

- BRUCE PETERSON ANNOUNCED THAT THE 40 YEARS CERTIFICATION IS NOW AVAILABLE. THIS CERTIFICATE WILL HELP FOR THE INSURANCE RENEWAL.
- MR. PETERSON ALSO GAVE A CONSTRUCTION UPDATE:
 - LOBBY IS PROGRESSING, CEILING IS BEEN PLACED. LEAKING PIPES WERE REPAIRED, A/C WAS REPLACED, PACKAGE ROOM WAS CREATED AND TILES ARE BEING INSTALLED ON THE COLUMNS.
 - ELEVATOR RENOVATION IN PROGRESS, ELEVATOR # 3 WILL BE FINISHED SOON. ENTIRE PROJECT IS AHEAD OF SCHEDULE.
 - POOL IS PART OF CONCRETE RESTORATION, WE STILL WORKING ON THE PERMIT. FIRST PERMIT FOR JUST CONCRETE WILL BE REQUESTED AND AFTER FOR ELECTRICAL AND PLUMBING. POOL WILL TAKE APPROXIMATELY 1 YEAR AND 3 MONTHS AFTER RECEIVING THE PERMIT.

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- POOL DECK DRAWINGS WERE PRESENTED.
- CONCRETE RESTORATION WAITING FOR PERMIT
- TRASH CHUTE WEST TRASH ROOMS ARE CLOSED, PLEASE USE THE EAST SIDE. DO NOT LEAVE GARBAGE BAGS OUTSIDE TRASH ROOMS ON THE WEST SIDE.
- CAMERAS THE PROJECT CONSISTS IN UPDATING OLD CAMERAS, INSTALLING NEW CAMERAS IN THE GARAGE AND EACH FLOOR.

9. MOTION TO ADJOURN MEETING.

SLAVA BUTLER MADE A MOTION TO ADJOURN THE MEETING, SECONDED BY MYRIAM VARGAS.

MEETING ADJOURNED AT 07:11 P.M.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS MARCH 21, 2023

FULL NAME: FELIX KIZHNER

TITLE: SECRETARY

SIGNATURE: _____