



MINUTES W.T. 100

UNIT OWNER'S MEETING

WEDNESDAY, FEBRUARY 23, 2021 AT 3:00 P.M. 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 3:00 P.M. ROLL CALL WAS TAKEN. SLAVA BUTLER, CARYN SNYDER, FELIX KIZHNER, BRUCE PETERSON, AND NORMAN PESELEV, WERE IN ATTENDANCE.

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

3. MOTION TO WAIVE READING OR PRIOR MINUTES AND APPROVAL OF MINUTES OF JANUARY 31, 2022

NORMAN PESELEV MADE A MOTION TO WAIVE THE READING OF THE MINUTES OF JANUARY 31, 2022, SECONDED BY FELIX KIZHNER, AND THE MOTION WAS UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES OF JANUARY 31, 2022

NORMAN PESELEV MADE A MOTION TO VOTE TO APPROVE THE MINUTES OF JANUARY 31, 2022, SECONDED BY FELIX KIZHNER, APPROVED UNANIMOUSLY.

5. VOTING ON PREPARING AN AMENDMENT FOR IMPLEMENTING CAR BOOTING FOR ILLEGALLY PARKED VEHICLES.

FELIX KIZHNER STATED THAT CONDO DOCS NEED TO BE REVIEWED AND BE BROUGHT UP TO DATE WITH EXISTING LAWS AND STATUES.

CAREN IN FAVOR OF RESEARCHING COMPANY THAT BOOTS CARS AND NOT TO BOOT HANDICAP

MOTION WAS MADE TO RESEARCH AND UNANIMOUSLY APPROVED BY PRESENT BOARD MEMBERS

6. VOTING ON PREPARING AN AMENDMENT FOR IMPLEMENTING MANDATORY HOMEOWNER'S INSURANCE AND RENTERS INSURANCE.

NORMAN MADE A MOTION TO HAVE THE ATTORNEY RESEARCH IMPLEMENTING A MANDATORY HOMEOWNERS AND RENTERS INSURANCE POLICY. FELIX KIZHNER SECOND IT . IT PASSED UNANIMOUSLY .

7. VOTING ON PREPARING AN AMENDMENT FOR CHANGING VOTING SYSTEM FROM FRACTIONAL TO SINGLE VOTE PER UNIT.

NORMAN MADE A MOTION TO HAVE THE LAWYER RESEARCH THE OPTION TO SIMPLIFYING OUR VOTING SYSTEM WHERE THE VOTING INTEREST WILL BE BASED ON SIZE AND NOT SIZE PLUS FLOOR HIGHT, OR JUST ONE UNIT ONE VOTE. IT WILL STILL REQUIRE GENERAL MEMBERSHIP VOTE TO APPROVE THE MEASURE.

8. VOTING ON PREPARING AN AMENDMENT FOR APPROVING THE LOAN FOR EMERGENCY SPECIAL ASSESSMENT BY THE BOARD OF DIRECTORS. THIS WOULD ADDRESS ONLY STATUTORY , LIFE SAFETY ITEMS ONLY. FELIX KIZHNER STATED THAT A LOAN WOULD ALLOW TO HAVE SUFFICIENT FUNDS TO START AND COMPLETE THE PROJECT, WITHOUT IMMEDIATE FINANCIAL BURDEN ON THE OWNERS, AS WELL AS NOT RISKING STOPPING THE PROJECT, BECAUSE OF COLLECTION ISSUES. NORMAN MADE A MOTION TO VOTE TO APPROVE THE AMENDMENT, SECOND BY BRUCE. THE MOTION WAS UNANIMOUSLY APPROVED.

9. MOTION TO ADJOURN MEETING

NORMAN PESELV MADE A MOTION TO ADJOURN THE MEETING, SECONDED BY CARYN SNYDER, AND THE MOTION WAS UNANIMOUSLY APPROVED.

10. ADJOURNMENT

MEETING ADJOURNED AT 15:28 PM.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS ON 03/15/2022

FULL NAME: FELIX KIZHNER

TITLE: SECRETARY

SIGNATURE: _____

