



MINUTES W.T. 100

BOARD OF DIRECTORS 2022 MEETING

TUESDAY, NOVEMBER 16, 2021 AT 9:30 A.M. ZOOM

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1. CALL TO ORDER/ROLL CALL OF THE BOARD

IN ACCORDANCE WITH OUR DOCUMENTS AND HAVING DULY POSTED NOTICE OF A BOARD OF DIRECTORS MEETING, THE MEETING WAS CALLED TO ORDER AT 9:30 P.M. ROLL CALL WAS TAKEN. SLAVA BUTLER, CARYN SNYDER, FELIX KIZHNER, MIRIANE DEL PILAR VARGAS, AND NORMAN PESELEV WERE IN ATTENDANCE.

2. DETERMINATION OF THE QUORUM

A QUORUM WAS DECLARED, AND THE MEETING COMMENCED.

3. MOTION TO WAIVE READING OR PRIOR MINUTES

NORMAN PESELEV MADE A MOTION TO WAIVE THE READING OF THE MINUTES OF NOVEMBER 16, 2021, SECONDED BY FELIX KIZHNER, AND THE MOTION WAS UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES OF JULY 22, 2021

NORMAN PESELEV MADE A MOTION TO VOTE TO APPROVE THE MINUTES OF JULY 22, 2021, SECONDED BY CARYN SNYDER, AND APPROVED UNANIMOUSLY.

5. LIFE SAFETY FIRE REQUIREMENTS

NORMAN ASKED LEV SOLODOVNIK TO FURTHER ADDRESS AND EXPLAIN LIFE SAFETY VIOLATIONS.

LEV SOLODOVNIK INTRODUCED HIMSELF AND EXPLAINED THAT HE WAS A MECHANICAL ENGINEER. HE IS IN CHARGE OF MANAGING THE CONSTRUCTION PROJECTS AT WINSTON TOWERS 100. HE WILL BE OVERSEEING THE CONTRACTOR'S WORK, REVIEW SCOOP OF WORK, PLANS AND DRAWINGS AND ASSIST THE ASSOCIATION IN SMOOTHER PROJECT COMPLETION.

LEV EXPLAINED THAT THE ASSOCIATION ATTORNEY WAS PREVIOUSLY WORKING WITH MIAMI-DADE FIRE DEPARTMENT AND TRIED TO POSTPONE THE CORRECTIONS OF CERTAIN VIOLATIONS. THERE ARE APPROXIMATELY TWELVE VIOLATIONS, AND SOME OF THE VIOLATIONS ARE CHALLENGING TO CORRECT DUE TO THE DESIGN OF THE BUILDING.

THE VIOLATION REPORT WILL BE AVAILABLE ON THE WEB FOR THE MEMBERSHIP TO REVIEW.

A FIRE ENGINEER SARA MAMAN WAS HIRED TO HANDLE THE CORRECTIONS OF ALL THE FIRE VIOLATIONS. SARA MAMAN PRESENTED THE PLAN FOR CORRECTIONS WHICH WAS SUBMITTED TO MIAMI-DADE FIRE DEPARTMENT.

SARA MAMAN CONNECTED TO THE ZOOM MEETING. SHE EXPLAINED ALL THE LIFE SAFETY FIRE REQUIREMENTS AND FL STATUTES. CORRECTION OF ALL THE VIOLATIONS IS UNAVOIDABLE. THE BUILDING MUST BE ALSO FIRE SPRINKLERED BY THE YEAR OF 2024. FURTHER, SHE EXPLAINED THAT BECAUSE OUR BUILDING IS AN OLDER BUILDING, WE HAVE ALL THE NEW REQUIREMENTS OF THE SAFETY CODE THAT WE NEED TO MEET. NEW BUILDINGS ARE BEING BUILT WITH THOSE REQUIREMENTS IN PLACE, BUT OLDER BUILDINGS MUST UPGRADE TO THE NEW LIFE SAFETY CODES AND STANDARDS.

6. ELEVATOR MODERNIZATION CONTRACTOR'S BID REVIEW

NORMAN PESELEV STARTED A DISCUSSION ABOUT THE ELEVATOR MODERNIZATION. LEV SOLODOVNIK PRESENTED A DESCRIPTION OF THE BIDS FOR ELEVATOR MODERNIZATION. THERE WERE FIVE COMPANIES PRESENTED WITH AN ITEMIZED BREAKDOWN OF COSTS. THE FIVE COMPANIES WERE: OTIS, THYSSEN, SCHINDLER, KONE AND NOUVEAU.

LEV EXPLAINED IN DETAIL ABOUT EACH REPAIR NEEDED. THE BASIC BID SCOPE CONSISTED OF:

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| a. ELEVATOR MANAGEMENT SYSTEM | d. DIGITAL FLOOR INDICATORS |
| b. SURGE PROTECTION | e. MECHANICAL DAMPERS |
| c. THIRD PARTY CONTROL SYSTEM | f. ELEVATOR #4 MACHINE |

OPTIONAL ITEMS WERE FURTHER DISCUSSED. MAINTENANCE CONTRACT PRICES WERE PRESENTED.

THE BOARD WENT FURTHER TO DISCUSS THE OPTIONS.

7. VOTING FOR ELEVATOR MODERNIZATION CONTRACTOR

NORMAN PESELEV MADE A MOTION TO VOTE TO CANCEL OTIS SERVICE CONTRACT AND REPLACE IT WITH NOUVEAU ELEVATOR COMPANY AND TO APPROVE NOUVEAU COMPANY FOR MODERNIZATION. IT WAS SECONDED BY CARYN SNYDER. THE MOTION WAS APPROVED UNANIMOUSLY.

8. MOTION TO ADJOURN MEETING

NORMAN MADE A MOTION TO ADJOURN THE MEETING, SECONDED BY FELIX KIZHNER, AND THE MOTION WAS UNANIMOUSLY APPROVED.

9. ADJOURNMENT

MEETING ADJOURNED AT 11:15 AM. THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS ON 12/27/21

FULL NAME: FELIX KIZHNER

TITLE: SECRETARY

SIGNATURE: _____

