



MINUTES W.T. 100

BOARD OF DIRECTORS MEETING

MONDAY, SEPTEMBER 16, 2024 AT 06:30 P.M. – AUDITORIUM & ZOOM MEETING

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1. CALL TO ORDER/ROLL CALL OF THE BOARD AND DETERMINATION OF THE QUORUM

THE MEETING WAS CALLED TO ORDER ON BEHALF OF THE BOARD OF DIRECTORS OF WINSTON TOWERS 100 ASSOCIATION INC. ON SEPTEMBER 16, 2024 AT 06:30 P.M. IN ACCORDANCE WITH THE DECLARATION AND BY-LAWS AS AMENDED OF THE ASSOCIATION, A NOTICE OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS HAD BEEN POSTED AND PROVIDED AS REQUIRED NOT LESS THAN 48 HOURS PRIOR TO THE SAID MEETING OF THE BOARD OF DIRECTORS.

THE MEETING WAS CALLED TO ORDER AT 06:35 P.M. ROLL CALL WAS TAKEN, AND FELIX KIZHNER, SLAVA BUTLER, BRUCE PETERSON, NADEJDA WIND, IRINA KRONGAUZ, ELEONORA IFRAIMOVA, AND ARIEL FRANK 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 SEPTEMBER 03, 2024

FELIX KIZHNER MADE A MOTION TO WAIVE THE READING OF PRIOR MINUTES, SECONDED BRUCE PETERSON AND THE MOTION WAS UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES OF SEPTEMBER 03, 2024

FELIX KIZHNER MADE A MOTION TO VOTE TO APPROVE THE MINUTES OF SEPTEMBER 03, 2024, SECOND BY SLAVA BUTLER. MOTION WAS UNANIMOUSLY APPROVED.

5. MIDYEAR FINANCES DISCUSSION.

FELIX KIZHNER EXPLAINED THAT THE LATEST AVAILABLE FINANCIALS, JUNE 2024, ARE NOT ACCURATE. BECAUSE OF THIS THERE WILL NOT BE A MIDYEAR OPERATING BUDGET REVIEW. HOWEVER, HE REVIEW THE SP. ASSESSMENT PHASE III. THE ONLY REMAINING PROJECTS ARE:

POOL, CURRENTLY AT 70%

POOL DECK CURRENTLY AT 10%

ELEVATORS CURRENTLY AT 99%

AFTER REVIEWING THE SPECIAL ASSESSMENT BUDGET, THE BOARD PREDICT THAT NO ADDITIONAL FUNDS WILL BE NEEDED.



6. ACCOUNTING COMPANY DISCUSSION

FELIX KIZHNER REMARKED THE IMPORTANCE OF ACCURATE FINANCIALS AND MADE A MOTION TO SWITCH ACCOUNTING FIRMS FROM ESHEL, AMINOV AND PARTNERS, LLP, CPAs TO DYNAMIC ACCOUNTING, INC. THIS MOTION WAS SECONDED BY SLAVA BUTLER. THE BOARD MEMBERS IN FAVOR WERE FELIX KIZHNER, BRUCE PETERSON, NADEJDA WIND, AND SLAVA BUTLER. IRINA KRONGAUZ, ELEONORA IFRAIMOVA, AND ARIEL FRANK ABSTAINED. THE MOTION PASSED.

7. MOTION TO ADJOURN THE MEETING

FELIX KIZHNER MADE A MOTION TO ADJOURN THE MEETING, SECONDED BY SLAVA BUTLER.
MEETING ADJOURNED AT 08:00 P.M.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS ON _____.

FULL NAME: SLAVA BUTLER

TITLE: VICE PRESIDENT

SIGNATURE: _____