



MINUTES W.T. 100

URGENT MEETING

MONDAY, November 23, 2020 AT 6:00 P.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, MEETING WAS CALLED TO ORDER AT 6:00 P.M. ROLL CALL TAKEN AND SLAVA BUTLER, CARYN SNYDER, AARON ALTHEIM, FELIX KIZHNER, AND NORMAN PESELEV WERE IN ATTENDANCE.

2. DETERMINATION OF THE QUORUM

A QUORUM WAS DECLARED, AND MEETING COMMENCED.

3. MOTION TO WAIVE READING OR PRIOR MINUTES

CARYN SNYDER MADE A MOTION TO WAIVE THE READING OF THE MINUTES OF AUGUST 13, 2020, SECONDED BY SLAVA BUTLER, AND MOTION UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES OF April 13, 2020

CARYN SNYDER MADE A MOTION TO VOTE TO APPROVE THE MINUTES OF APRIL 13, 2020 SECONDED BY SLAVA BUTLER, APPROVED UNANIMOUSLY.

5. VOTING ON SPECIAL ASSESSMENT FOR ELEVATORS URGENT REPAIRS

FELIX KIZHNER WENT AHEAD AND PROVIDED WITH THE UPDATE ON CURRENT ELEVATOR PROJECT AND SPECIAL ASSESSMENT:

SEVERAL MONTHS AGO, OUR ELEVATOR MALFUNCTIONED DUE TO RAINSTORM. WATER LEAKED TO THE ELEVATOR ROOM AND DAMAGED SOME OF THE ELECTRICAL COMPONENTS, WHICH WERE

REPLACED AT THE TIME. HOWEVER, THE DAMAGE WAS GREATER THAN ANTICIPATED, MORE PRECISELY THERE WAS A PAUSE BETWEEN ELEVATOR MOVEMENT AND THE DOOR CLOSURE WHICH POSSESSED A DIRECT LIFE RISK. OTIS WAS CALLED RIGHT AWAY FOR EVALUATION. IT WAS REPORTED BY OTIS THAT THE BREAKS THAT COMMUNICATE WITH THE MOTOR AND THE ELECTRIC SYSTEM NEEDS TO BE REPLACED. THEREFORE, THE BREAKS, THE MOTOR AND THE ELECTRICAL PARTS MUST BE REPLACED. OTIS EMPHASIZED THAT ALL THREE CENTRAL ELEVATORS NEED THE REPLACEMENT OF BREAKS TO AVOID FURTHER ISSUES.

MOREOVER, AARON ALTHEIM INFORMED THE MEMBERSHIP THAT THE TOTAL SPECIAL ASSESSMENT IS FOR \$150,000.00

FURTHER, NORMAN PESELEV FURTHER NOTIFIED THAT THE ASSESSMENT WILL BE DUE ON DECEMBER 1ST AND THAT EVERYONE WILL GET THEIR NOTIFICATION LETTERS WITH THE AMOUNTS DUE SHORTLY.

6. MOTION TO ADJOURN MEETING.

NORMAN PESELEV MADE A MOTION TO ADJOURN THE MEETING, SECONDED BY CARYN SNYDER.

MOTION PASSED UNANIMOUSLY.

7. ADJOURNMENT

MEETING ADJOURNED AT 7:01 PM.

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

FULL NAME:

TITLE: