



MINUTES W.T. 100

UNIT OWNER'S MEETING

THURSDAY, SEPTEMBER 15, 2022 AT 5:30 P.M. AUDITORIUM & 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 THE BOARD OF DIRECTORS MEETING, THE MEETING WAS CALLED TO ORDER AT 5:30 P.M. ROLL CALL WAS TAKEN. BRUCE PETERSON, SLAVA BUTLER, FELIX KIZHNER, MYRIAM VARGAS, NORMAN PESELEV, IRINA KRONGAUZ, 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 AUGUST 22, 2022

NORMAN PESELEV MADE A MOTION TO WAIVE THE READING OF THE MINUTES OF AUGUST 22, 2022 SECONDED BY MYRIAM VARGAS AND THE MOTION WAS UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES OF AUGUST 22, 2022

NORMAN PESELEV MADE A MOTION TO VOTE TO APPROVE THE MINUTES OF AUGUST 22, 2022, SECONDED BY SLAVA BUTLER, IT WAS UNANIMOUSLY APPROVED.

5. COMMITTEE FORMATION.

6. NEW BUSINESS:

- PERMITS

- CONCRETE RESTORATION CONTRACT

NORMAN PESELEV BEGAN BY EXPLAINING THAT TWO OF FIVE ELEVATORS ARE BEING UNDER CONSTRUCTION. THE LOBBY PROJECT WAS STARTED, THE PLUMBING REPAIRS AT THE LOBBY ARE UNDER THE WAY AS WELL AS THE BEAUTIFYING PROJECT OF THE LOBBY IS IN THE PROCESS. POOL DECK PROJECT WAS ALSO STARTED. CONCRETE RESTORATION PROJECT IS IN THE PROCESS OF SIGNING THE CONTRACT. THE ROOF PROJECT WILL START AS SOON AS THE HURRICANE SEASON IS OVER. WE ARE WAITING FOR THE MATERIALS TO ARRIVE AND HOPING TO FINISH THE ROOF BEFORE THE INSURANCE RENEWAL NEXT YEAR SO OUR INSURANCE PREMIUM CAN GO DOWN. ALL THE PROJECTS ARE IN THE PROCESS. WE HOPING TO FINISH AS SOON AS POSSIBLE NEXT YEAR TO LOWER INSURANCE PREMIUM AS WELL AS TO OPEN THE POOL AS SOON AS POSSIBLE. BRUCE EMPHASIZED THAT THE PROJECTS ARE COMING ALONG AND ARE BEING WORKED AT TO THE BEST OF OUR ABILITY. HE FURTHER INDICATED THAT IT'S IMPORTANT TO FORM HOUSE COMMITTEE AND BEAUTIFICATION COMMITTEE TO ASSIST THE BOARD IN A SMOOTHER OPERATION OF THESE PROJECTS. TO GATHER THE INFORMATION AND TO REPORT TO THE BOARD. IF ANYONE HAS AN INTEREST, PLEASE LET THE OFFICE KNOW.

NORMAN FURTHER EXPLAINED THAT THE BOARD HAS A LOT OF WORK AND PROJECTS AND THAT IT IS AS HARD AS IT CAN GET AND THAT WE COULD USE SOME HELP. HOWEVER, WE ARE BEING CHALLENGED AND DISTRACTED BY SEVERAL UNIT OWNERS, WHO ARE SPREADING FALSE ALLEGATIONS AND STALLING THE WORK PROCESS.

NORMAN WENT FURTHER TO EXPLAIN THAT WE ARE LOOKING INTO IMPROVING THE BUILDING OPERATIONS, SECURITY COMPANY PERFORMANCE AND CLEANING COMPANY PERFORMANCE. FELIX AND BRUCE ASKED THE RESIDENTS IF ANYONE WOULD LIKE TO HELP THE BOARD AND BE A PART OF THE COMMITTEE, THEY SHOULD EXPRESS THEIR DESIRE DIRECTLY TO THE OFFICE. PERMITS AND TIME FRAMES WERE DISCUSSED FOR VARIOUS STAGES OF POOL CONSTRUCTION.

7. MOTION TO ADJOURN MEETING

NORMAN PESELEV MADE A MOTION TO ADJOURN THE MEETING, SECONDED BY SLAVA BUTLER.

8. ADJOURNMENT

MEETING ADJOURNED AT 6:00 PM.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS ON

FULL NAME: Felix Kizhar
TITLE: Secretary of the Board

SIGNATURE: 