



MINUTES W.T. 100

UNIT OWNER'S MEETING

THURSDAY, JULY 22, 2021 AT 6:30 P.M. AUDITORIUM

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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 6:00 P.M. ROLL CALL WAS TAKEN. SLAVA BUTLER, CARYN SNYDER, AARON ALTHEIM, FELIX KIZHNER, MIRIANE DEL PILAR VARGAS, 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 JUNE 03, 2021
NORMAN PESELEV MADE A MOTION TO WAIVE THE READING OF THE MINUTES OF JUNE 03, 2021, SECONDED BY FELIX KIZHNER, AND THE MOTION WAS UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES OF JUNE 03, 2021

NORMAN PESELEV MADE A MOTION TO VOTE TO APPROVE THE MINUTES OF JUNE 3rd, 2021, SECONDED BY FELIX KIZHNER, APPROVED UNANIMOUSLY.

5. DISCUSSION CITY INSPECTION UPDATE : CITY INSPECTION CALLED FOR EXTENSIVE INSPECTION FOR ALL WINSTON TOWERS BUILDING, AND ADDRESSED ROOF, SEA WALL, CONCRETE RESTORATION IN PROGRESS, AND FOR THE FUTURE.

6. AN APPROACH TO PROJECT MANAGEMENT IS RECOMMENDED BY FELIX KIZHNER
ELEVATOR MODERNIZATION APPROACH IS BEING CONDUCTED IN THIS APPROACH

6. PHASE II PROJECTS UPDATE

GARBAGE CHUTES WERE DISCUSSED BY NORMAN PESELEV

A FULL REPLACEMENT OF POOL MAYBE NEEDED DUE TO NEW REGULATIONS AND WILL BE ADDRESSED WITH STRUCTURAL ENGINEERING COMPANY

EMERGENCY GENERATOR DISCUSSED

BOILERS ARE BEING FIXED

WAITING ON MACHINE PARTS FOR ELEVATOR NUMBER 4, AND FINANCING FOR THE PROJECT BY FELIX KIZHNER. THIS MACHINE CAN BE UTILIZED FOR FUTURE MODERNIZATION PROJECT. LURCH BATES IS THE CONSULTANT COMPANY BEING USED TO COME UP WITH SPECIFICATIONS FOR MODERNIZATION PROJECT, THAT WILL BE BID OUT TO POTENTIAL VENDORS.

VOLUNTEERS ARE WELCOME TO ASSIST WITH THE PROJECTS

7. POTENTIAL REQUIREMENT FOR ALL UNIT OWNERS TO HOLD AND INSURANCE POLICY WAS SUGGESTED, AND IS UP FOR FURTHER DISCUSSION

8. MOTION TO ADJOURN MEETING

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

8. ADJOURNMENT

MEETING ADJOURNED AT 8:30 PM.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS ON 11/16/21

FULL NAME: FELIX KIZHNER

TITLE: SECRETARY

SIGNATURE:

A handwritten signature in black ink, appearing to be 'Felix Kizhner', written over a horizontal line. The signature is stylized and cursive.