

MINUTES

W.T. 100 BOARD OF DIRECTORS BUDGET MEETING
THURSDAY, DECEMBER 3, 2015 AT 6:30 P.M. AUDITORIUM

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IN ACCORDANCE TO OUR DOCUMENTS AND HAVING DULY POSTED NOTICE OF A BOARD OF DIRECTORS MEETING, MEETING CALLED TO ORDER AT 6:30 P.M. ROLL CALL TAKEN AND NORMAN PESELEV, SLAVA BUTLER, FIRA ESTER SHATKHIN, MIRIANE DEL PILAR VARGAS, GENNADY SEDIKOV, AARON ALTHEIM WERE IN ATTENDANCE. A QUORUM WAS DECLARED AND MEETING COMMENCED.

NORMAN PESELEV MADE A MOTION TO WAIVE THE READING OF THE MINUTES OF MAY 14, 2015, SECONDED BY SLAVA BUTLER, AND MOTION UNANIMOUSLY APPROVED. NORMAN PESELEV MADE A MOTION TO VOTE TO APPROVE THE MINUTES OF MAY 14, 2015 SECONDED BY SLAVA BUTLER, APPROVED UNANIMOUSLY.

NORMAN PESELEV GAVE THE TREASURER'S FINANCIAL REPORT.

OPERATING ACCOUNT:	\$150,977.41
SECURITY DEPOSIT:	\$65,507.70
ASSESSMENT ACCOUNT:	\$695,510.57

NORMAN PESELEV MADE A MOTION TO APPROVE THE TREASURER'S REPORT, SECONDED BY FIRA SHATKHIN, APPROVED UNANIMOUSLY.

2016 BUDGED WAS REVIEWED. NORMAN PESELEV MADE A MOTION TO VOTE ON 2016 BUDGET, SECONDED BY SLAVA BUTLER. THERE WAS NO BUDGET INCREASE. BUDGET FOR 2016 WAS PASSED UNANIMOUSLY.

UNFINISHED BUSINESS AND UPDATE ON 2015 WINSTON TOWERS IMPROVEMENT PROJECTS WERE DISCUSSED.

FUTURE PROJECTS AND PRESENT ISSUES:

- AS A MINIMUM ALL ELECTRONICS IN ELEVATORS MUST BE REPLACED.
- MAILBOXES REPLACEMENT, REQUIRED BY POST OFFICE.
- ROOF LEAKS, ROOF IS DUE FOR REPAIR/REPLACEMENT.

- GARAGE LEAKS.
- POOL REPAIR.
- RENTAL'S ISSUES (SCREENING, REGISTRATION, WT100 RULES AND REGULATIONS), RULES OF THE BUILDING.
- YEARLY DOG REGISTRATION. FINES ASSOCIATED WITH ILLEGAL DOGS. DISCUSSION TOOK PLACE.
- PARKING ISSUES.
- GARAGE GATE WAS REPLACED.
- NEW FIRE DOORS ON ALL THE EXITS.
- CLEANED AND BUILT EXTRA STORAGES.
- NEW ROOF PIPE INSULATION WAS COMPLETED.
- GARAGE 2ND LEVEL: CONCRETE BOARDERS WE BUILT TO PROTECT FROM RAIN, SPEED BUMPS.
- CONCRETE YELLOW BOARDER WAS BUILT TO PROTECT THE LANDSCAPING IN FRONT OF THE BUILDING.
- BIRD CONTROL REPELLERS WERE INSTALLED TO ELIMINATE ONGOING BIRD PROBLEMS WITH BIRD FEEDING.
- OLD GYM WAS CONVERTED TO BILLIARD ROOM.
- PUSH BARS ON THE DOORS WERE INSTALLED.
- CANOPY AT THE POOL WAS REPLACED.
- CANOPY AT THE FRONT ENTRANCE OF THE BUILDING WAS PAINTED.
- POOL WAS RENOVATED.
- POOL BATHROOMS ARE IN PROCESS OF RENOVATION.
- INTERIOR PAINT WAS FINISHED
- TILES ARE IN PROCESS OF INSTALLATION. CURRENTLY THE CONTRACTOR REACHED 5TH FLOOR.
- CARPETING IS TO BE INSTALLED.

NORMAN PESELEV MADE A MOTION TO ADJOURN THE MEETING, SECONDED BY SLAVA BUTLER. MOTION PASSED UNANIMOUSLY. MEETING ADJOURNED AT 8:30PM.

RESPECTFULLY SUBMITTED,

NORMAN PESELEV, PRESIDENT OF BOARD OF DIRECTORS WINSTON TOWERS 100 ASSOCIATION

