



# WINSTON TOWERS 100 ASSOCIATION, INC.

250 174th Street  
Sunny Isles Beach,  
Florida, 33160-3332

Phone: (305) 932-0850  
Fax: (305) 792-5329  
office@winstontowers100.net

December 6, 2021

RE: Proposed 2022 Budget Explanation Letter

Dear Owners:

Enclosed for your review, we have provided the Proposed 2022 Operating Budget and Maintenance fees. Pursuant to Rule 61B-22.003 of the Rules of the Florida Division of Condominiums, the estimation of common expenses or expenditures for the budget has been reviewed. The 2022 budget is required to be adjusted in order to provide for the current costs which are now being incurred as well as thereby, providing the applicable increases which will be necessary to address each unit owner's share of assessments. The estimated expenses and expenditures for 2022 are included with this communication so that you may verify the calculations involved. According to the attached 2022 budget, the total annual basic maintenance fees will be raised to \$2,017,581. The 2021 Atlantic Broadband and Total HVAC for each unit was required to be adjusted for the actual 2022 expenses. Please note that Parking Fees will remain the same for 2022. Unfortunately, the 2021 per unit total combined maintenance fees (basic maintenance + parking +HVAC + Atlanticbb fees) failed to account for the total expenses 2021 expenses. This per unit maintenance fee now reflects the total 2022 expenses.

There are two budget options to consider:

Option A proposes an operating budget with NO RESERVE funding and lower maintenance fees.

Option B proposes an operating budget WITH RESERVE funding and higher maintenance fees.

The Board is recommending Budget Option A with no reserve funding in order to keep the maintenance fees low for the coming year. In order to successfully waive reserve funding, a majority of the membership (i.e., 51% of unit owners) must vote against funding the statutory reserves otherwise we are required by Florida Statutes to fully fund. If unit owners do not submit their vote, all owners will be forced to pay higher monthly maintenance fee.

Enclosed in this package you will find a Limited Proxy to cast your vote. A vote "AGAINST" reserve funding means lower maintenance fees as listed in Budget Option A. A vote "FOR" reserve funding increases the maintenance fees as listed in Budget Option B.

Please plan on attending the Budget meeting to be held on Monday, December 27th, 2021 at 6:30 p.m. at Winston Towers 100 Auditorium. If you cannot attend the meeting, we will still have Zoom connected, however, for listening purposes only. Please vote on the Limited Proxy and mail, email or hand deliver the completed proxy to the office prior to the commencement of the meeting, or vote online at:

<https://winstontowers100.myhoast.com/logon>

If you have any questions, call the office at (305) 932-0850.

By Order of the Board of Winston Towers 100 Association, Inc.

Norman Peselev, President



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**Notice is hereby given that a Budget Meeting for the year of 2022 will be held on:**

Date: Monday, December 27th, 2021

Time: 6:30 P.M.

Location: WT100 Auditorium

## AGENDA

1. Roll Call of the Board & Establish Quorum
2. Review and Approval of Prior Meeting Minutes
3. Proof of Notice for Budget Meeting
4. New Business
  - a. Vote on Waiving Reserve Funding
  - b. AtlanticBB Internet & TV Increase
  - c. Total HVAC Increase
  - d. Review of 2022 Budget
5. Unfinished Business
  - a. Construction Update
  - b. Financial Update
6. Adjournment



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Winston Towers 100 is inviting you to a scheduled Zoom meeting.

Topic: 2022 Budget Meeting

Time: Dec 27, 2021 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89827798470?pwd=U2F1d3hKWENDT1kr3B6VFVhSS9TUT09>

Meeting ID: 898 2779 8470

Passcode: 511065

One tap mobile

+13017158592,,89827798470#,,,,\*511065# US (Washington DC)

+13126266799,,89827798470#,,,,\*511065# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 898 2779 8470

Passcode: 511065

Find your local number: <https://us02web.zoom.us/j/kqxO3FjEG>



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Date: 12/02/2021

Re: Atlantic Broadband and Total Increase

Dear Residents,

The charges for Internet service from Atlantic Broadband have been increasing every year as well as the Total HVAC. This coming year of 2022 we are increasing the charges for this element due to shortage in our operating account. Now cable and Internet will be charged together.

**YOUR TOTAL MAINTENANCE WILL INCREASE STARTING JAN. 1, 2022.**

Please see the increase breakdown.

Service	Current Charge Internet Only	NEW Charge Starting Jan. 1, 2022 Cable & Internet
Atlantic Broadband	\$45	\$48.89
Total HVAC	\$15	\$16

Sincerely,

Board of Directors

Winston Towers 100 Assoc., Inc.