



MINUTES W.T. 100

UNIT OWNER'S MEETING

THURSDAY DECEMBER 08, 2022 AT 5:30 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 THE BOARD OF DIRECTORS MEETING, THE MEETING WAS CALLED TO ORDER AT 5:30 P.M. ROLL CALL WAS TAKEN. NORMAN PESELEV, BRUCE PETERSON, SLAVA BUTLER, FELIX KIZHNER, IRINA KRONGAUZ, ARON ALTHEIM, MYRIAM VARGAS WERE IN ATTENDANCE.

A QUORUM WAS DECLARED, AND THE MEETING COMMENCED.

2. MOTION TO WAIVE READING OF PRIOR MINUTES WAS MADE BY NORMAN PESELEV, MYRIAM SECONDED IT. AND APPROVAL OF MINUTES OF NOVEMBER 30, 2022

NORMAN PESELEV MADE A MOTION TO WAIVE THE READING OF THE MINUTES OF NOVEMBER 30, 2022 SECONDED BY FELIX KIZHNER AND THE MOTION WAS UNANIMOUSLY APPROVED.

APPROVAL OF MINUTES OF NOVEMBER 30, 2022

NORMAN PESELEV MADE A MOTION TO VOTE TO APPROVE THE MINUTES OF NOVEMBER 30, 2022, SECONDED BY SECOND, IT WAS UNANIMOUSLY APPROVED.

3. A PROOF OF NOTICE WAS PRESENTED IN TIMELY MATTE TO COMMENCE THE BUDGET MEETING

4. NEW BUSINESS

A) A PRESENTATION WAS MADE BY NORMAN PESELEV WAS REGARDING MEMBERSHIP VOTE ON RESERVES AND THE THE NEW LAW MAKING IT MANDATORY IN THE FUTURE

B) BREEZELINE INTERNET EXPENSE INCREASE FOR 2023 WAS DISCUSSED BY FELIX KIZHNER AND THE REASONS WHY ITS STILL THE PREFERRED CHOICE SINCE THEY OWN THE HUBS TO THE BUILDING. EVEN WITH THE INCREASE IN SERVICE FEE TODAY ITS STILL THE BEST OPTION WITH A GROUP RATE

C) NEW PARKING FEES HAVE BEEN PRESENTED IN ORDER TO BRING IT UP THE MARKET LEVELS FOR SINGEL AND DOUBLE SPOTS FROM \$50 TO \$80 AND SECOND SPOT FROM \$35 TO \$65

C) REVIEW OF 2023 BUDGET WAS PRESENTED BY NORMAN PESELEV AND A BUDGET OF \$2,934,634, WITH FULL RESERVES OF \$4,994,559. INSURANCE WAS THE BIGGEST OPERATING EXPENSES. THE INFLATIONARY PRESSURE HAD ALSO IN CREASD THE EXPENSES ACROSS THE BOARD FROM PERSONNEL, TO MATERIAL USE, FOR PREVENTIVE MAINTENANCE OF THE BUILDING. IT WAS

UNDERSTOOD THAT AN ADDITIONAL ASSESSMENT MAY BE REQUIRED IF INSURANCE RATES WILL BE ADJUSTED MID YEAR UPON RENEWAL OF THE CONTACT.

D) SLAVA BUTLER MADE A MOTION TO APPROVE 2023 BUDGET , BRUCE PETERSON SECOND IT, THE BUDGET PASSED UNANIMOUSLY .

5. UNFINISHED BUSINESS

- A) AN OVERVIEW WAS GIVEN REGARDING SPECIAL ASSESSMENT PROJECTS INCLUDING GENERATOR, ELEVATORS , ROOFING , POOL DECK , POOL AND GARAGES. BIGGEST ISSUE WAS GETTING THE PERMITS FROM THE CITY OF SUNNY ISLES BEACH THAT SLOWED DOWN THE COMPLETION OF SOME OF THE PROJECTS AND INITIATION OF OTHERS.
- B) AN OVERVIEW OF SPECIAL ASSESSMENT PROJECTS BUDGET WAS PRESENTED BY SLAVA BUTLER. AT PRESENT : OPERATING ACCOUNT: HAD \$731,986.52 : SPECIAL ASSESSMENT ACCOUNT \$4,074,975.82 : SECURITY DEPOSIT \$209,773 THE OVERALL PROJECT EXPENSES SO FAR WERE WITH WITHIN BUDGET.

6. BRUCE MADE A MOTION WAS MADE TO ADJOURN MEETING SECOND SLAVA BUTLER , MEETING WAS ADJOURNED .

7. ADJOURNMENT

THE MEETING WAS ADJOURNED AT 7:00 PM

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS ON DECEMBER 22, 2022.

FULL NAME: FELIX KIZHNER

TITLE: SECRETARY

SIGNATURE: _____

