

WINSTON TOWERS 100 ASSOC., INC.

250 174th Street, Office 104
Sunny isles Beach, FL 33160

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MINUTES W.T. 100

W.T. 100 BOARD OF DIRECTORS MEETING

FRIDAY, APRIL 5, 2024, AT 5:00 PM AUDITORIUM & ZOOM

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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 5:08 P.M. A ROLL CALL WAS TAKEN. ELEONORA IFRAIMOVA, SLAVA BUTLER, NADEJDA WIND, BRUCE PETERSON, MYRIANE DEL PILAR VARGAS, IRINA KRONGAUZ, AND ARIEL FRANK WERE IN ATTENDANCE.

A QUORUM WAS DECLARED, AND THE MEETING COMMENCED.

2. MOTION TO WAIVE READING OF PRIOR MINUTES AND APPROVAL OF MINUTES OF FEBRUARY 26, 2024

BRUCE PETERSON MADE A MOTION TO WAIVE THE READING OF THE MINUTES OF FEBRUARY 26, 2024, SECONDED BY SLAVA BUTLER, AND THE MOTION WAS UNANIMOUSLY APPROVED.

BRUCE PETERSON MADE A MOTION TO VOTE TO APPROVE THE MINUTES OF FEBRUARY 26, 2024, SECONDED BY SLAVA BUTLER, APPROVED UNANIMOUSLY.

3. DISCUSSION OF THE FOLLOWING MATTERS:

- INSURANCE - DAMAGE CLAIMS FROM WATER INCIDENTS

ELEONORA IFRAIMOVA EXPLAINED THAT WE ARE IN PROCESS OF THE ANNUAL RENEWAL OF THE INSURANCE POLICY DUE ON MAY 30TH. BOARD IS NEGOTIATING WITH CURRENT INSURANCE COMPANY TO TRY TO GET A BETTER PRICE, AS WELL AS CONSULTING WITH OTHER INSURANCE COMPANIES TO SELECT THE BEST OPTION FOR THE BUILDING. THE FINAL DECISION WILL BE KNOWN BY THE END OF MAY.

TWO INSURANCE CLAIMS DUE TO THE LEAKS ON FEBRUARY 09TH AND FEBRUARY 10TH WERE MENTIONED. DUE TO THE WATER DAMAGE IN LAUNDRY ROOMS AND SOME UNITS, A WATER RESTORATION COMPANY WAS HIRED AND AN ADJUSTER WAS CONTACTED. REPAIRS CANNOT BE DONE UNTIL INSURANCE DECISION.

- FINANCIAL OVERVIEW - ASSESSMENT III AND IV

COLLECTION IS STILL IN PROCESS. AN EVALUATION OF FUNDS IS BEING DONE TO CONTINUE WITH PENDING PROJECTS AND ADDRESSING POSSIBLE URGENT MATTERS TO TAKE INTO CONSIDERATION SUCH AS LOBBY BATHROOMS.

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- POOL AND CONCRETE RESTORATION, ROOF, AND ELEVATORS

ROOF PROJECT IS ONLY WAITING FOR FINAL CITY INSPECTION AND PERMIT CLOSURE.

POOL CONCRETE RESTORATION IS STILL ONGOING, THEY ARE WORKING ON THE ELECTRIC AND PLUMBING BEFORE POORING THE CONCRETE IN THE POOL, IT SHOULD TAKE A WEEK OR TWO. AFTER THAT PROCESS, CONCRETE NEEDS TO DRY FOR ABOUT A MONTH.

AFTER POOL CONCRETE IS DONE, POOL DECK BEAUTIFICATION WILL COMMENCE.

- AC PROJECT ENGINEERING REVIEWS – EVALUATION

THE PROJECT DID NOT START YET.THE ENGINEERING REVIEW IS DONE, BUT FURTHER EVALUATION IS NEEDED TO REDUCE THE EXPENSE. THIS PROCESS WILL BE DONE IN THE NEXT MONTH. AFTER EVALUATION, BID WILL BEGIN.

- ACCOUNTING FIRM SELECTION - "SHARMA" UPDATES / COLLECTIONS

BOARD IS NOT HAPPY WITH ENUMERATE (PREVIOUSLY SHARMA). INTERVIEW OF OTHER ACCOUNTING FIRMS HAS BEGUN. HOWEVER, THE AUDIT 2023 NEEDS TO BE DONE BY THE END OF APRIL BEFORE SWITCHING TO A NEW ACCOUNTING FIRM.

THERE ARE STILL SOME UNITS THAT HAVE NOT PAID THE SPECIAL ASSESSMENTS YET, BOARD IS DEALING WITH EACH CASE INDIVIDUALLY. ELLA REMINDED UNIT OWNERS THAT AS PER WINSTON TOWERS 100 CONDO DOCS, IF A UNIT IS RENTED AND THE OWNERS ARE NOT PAYING THEIR DUES, RENT WILL BE COLLECTED BY ASSOCIATION UNTIL THE ACCOUNT IS UP TO DATE.

- LANDSCAPE AND LAWN SERVICE UPDATES

GRC, THE CURRENT LANDSCAPING COMPANY IS NOT DOING A SATISFACTORY JOB.THE BOARD HAS DECIDED TO CANCEL THE CONTRACT WITH THEM AND LOOK FOR ANOTHER COMPANY. TRYING TO NEGOCIATE WITH NEW LANDSCAPING COMPANY FOR THE DESIGN OF THE FRONT AND SIDES OF THE BUILDING. FRONT IS MOSTLY FINISHED.

- PARKING OWNERS - VIOLATION AND RESTRICTIONS

NO RESIDENT CAN PARK ON ANOTHER RESIDENT’S SPOT. PARKING SPOTS ARE NOT TO BE SUB-RENTED, LENT OR TRASNFERRED. ELLA REMINDED ALL OWNERS THAT WE HAVE A MONTHLY PARKING PASS AVAILABLE AT THE OFFICE FOR \$75.00 A MONTH FOR ALL RESIDENTS THAT HAVE MORE CARS THAN ASSIGNED PARKING SPOTS.

- SECURITY DESK INFORMATION

BOARD MET WITH KENT SECURITY, OUR SECURITY COMPANY, TODAY APRIL 5, 2024 TO REQUEST STAFF PROPERLY TRAINED. IT WAS ANNOUNCED THAT ONE OF OUR FRONT DESK STAFF WILL BE WORKING ON THE WEEKENDS TO ENSURE THE PROPER SERVICE TO RESIDENTS AND THEIR GUESTS.

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- GENERAL CLEANING AND TRASH ROOMS

IS IN HIGH PRIORITY TO ENSURE THE CLEANLINESS OF THE BUILDING. BOARD MET WITH CLEANING COMPANY TO DETAILED EXPECTATIONS.

IS ALSO RESIDENTS' RESPONSIBILITY TO FOLLOW THE RULES THAT PERTAIN TO THE GARBAGE DISPOSAL. PEST CONTROL COMPANY TREATED THE TRASH ROOMS TO EXTERMINATE BUGS.

- COMMITTEE MEMBERS APPOINTING

THE BOARD SELECTED 4 VOLUNTEERS TO HELP WITH CERTAIN PROJECTS, EFFECTIVE APRIL 6, 2024:

- **FRANCINE FREDE: COMMUNICATION COMMITTEE**
- **KRISINA SARKISYANTS: FINANCIAL COMMITTEE**
- **ALEX VINOKUR: POOL RESTORATION AND POOL DECK COMMITTEE**
- **YEFIM BLITSHTEYN: A/C ENGINEERING AND MECHANICAL COMMITTEE**

ELEONORA IFRAIMOVA ASKED FOR BOARD APPROVAL OF VOLUNTEERS. THE VOLUNTEERS WERE UNANIMOUSLY APPROVED.

4. FLOOR OPEN FOR QUESTIONS.

5. ADJOURNMENT

BRUCE PETERSON MADE A MOTION TO ADJOURN THE MEETING, SECONDED BY SLAVA BUTLER, AND THE MOTION WAS UNANIMOUSLY APPROVED. MEETING ADJOURNED AT 6:46 PM.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS ON 04/11/2024

FULL NAME: MYRIAM VARGAS

TITLE: SECRETARY

SIGNATURE:

Myriam Vargas
4-12-24