



**MINUTES W.T. 100**

**UNIT OWNER'S BUDGET 2023 MEETING**

**Thursday, DECEMBER 14, 2023 AT 6:30 P.M. 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 6:30 P.M. A ROLL CALL WAS TAKEN. SLAVA BUTLER, Bruce Peterson, AARON ALTHEIM, FELIX KIZHNER, MIRIANE DEL PILAR VARGAS, AND NORMAN PESELEV, Irina Krongauz WERE IN ATTENDANCE.

A QUORUM WAS DECLARED, AND THE MEETING COMMENCED.

**2. MOTION TO WAIVE READING OR PRIOR MINUTES AND APPROVAL OF MINUTES OF NOVEMBER 14, 2023**

Bruce Peterson MADE A MOTION TO WAIVE THE READING OF THE MINUTES OF NOVEMBER 14, 2023, SECONDED BY Felix Kizhner, AND THE MOTION WAS UNANIMOUSLY APPROVED.

Felix Kizhner MADE A MOTION TO VOTE TO APPROVE THE MINUTES OF NOVEMBER 14, 2023, SECONDED BY Slava Butler, APPROVED UNANIMOUSLY.

**3. PROOF OF NOTICE FOR BUDGET MEETING**

Bruce Peterson INFORMED EVERYONE THAT THE NOTICE FOR THE MEETING WAS POSTED IN A TIMELY MANNER. CONFIRMED BY Slava Butler.

**4. NEW BUSINESS**

**a. Vote on Waiving Reserve Funding**

The voting of the waiving of the reserve finding was extended to an additional till March 14, due to low participation.

**b. Total Appliances Increase**

The increase and service provided was discussed and some expressed the need to have it as a personal preference expense, even with the risks involved.

**c. Insurance Increase**

the biggest expense in the budget has been increased , however the final numbers will be available in May 2024 , based on completion of projects such as the roof , elevators , pool, pool deck and 50 year recertification.

**d. Mandatory Reserves starting 12.31.2024**

will be based on the voting results and on sirs study

**e. Review of 2024 BudGET**

Norman Peselev proposed to correct the proposed budget 2024 as follows:

- Norman Peselev made motion to remove line items "4057 HVAC in unit owner Assessment" and "7302 HVAC in unit" from the budget 2024. Norman further clarified that Total HVAC contributes significantly to the maintenance cost and if removed, will help to lower our overall maintenance fee. Residents may contract their own service providers at their demand. Slava Butler second it, six board members voted for the change. Aaron Altheim abstained. The Total HVAC Bulk Contract will last till 12/31/2023. Starting 01.01.2024 unit owners will be responsible individually for their contract with Total.

- Norman Peselev made motion to reduce line item "4070 valet income" to \$50,000. Norman further explained that the income of 2023 allows to raise the number. The motion was seconded by Slava Butler. Six board members voted for the change. Aaron Altheim abstained.

Norman Peselev made motion to reduce line item "7003 Legal Fees" to \$20,000. Norman Further explained that he believes strongly that in 2024 there will be less legal fees due to significant decrease of lawsuits and legal complaints. Slava Butler second it, six board members voted for the change. Aaron Altheim abstained.

- Norman Peselev made motion to reduce line item "7007 Postage" to \$1,000. The mailing is done mostly via e-mail, therefore postage is used less. Slava Butler second it, six board members voted for the change. Aaron Altheim abstained.

- Norman Peselev made motion to reduce line item "7008 Office Supplies" to \$11,000. Norman further clarified that in the year 2023 we had a lot of expenses with computer equipment as well as updates on equipment. Norman proposed the decrease believing that in 2024 the association won't need an equal expense. Slava Butler second it. **THE MOTION WAS UNANIMOUSLY APPROVED.**

- Norman Peselev made motion to reduce line item "7201 Insurance" to \$1,000,000. Further, there was a discussion and clarification for the membership. Norman and the board are planning to go above and beyond to reduce the premiums and think they may succeed in that in 2024. The building will have a significant part of construction completed by the time of the renewal as well as 50 years recertification. Several Winston Towers are joining together to achieve lower premiums. The Board is considering partial coverage as well as self-insurance if



possible. Slava Butler second it, six board members voted for the change. Bruce Peterson abstained.

- Norman Peselev made motion to reduce line Item "7210 Employee Insurance" to \$40,000 – did not pass.
- Norman Peselev made motion to reduce line item "7404 Water & Sewer" to \$330,000. Slava Butler second it, six board members voted for the change. Aaron Altheim abstained.
- Norman Peselev made motion to reduce line item "7503 Repair Supplies & Maintenance" to \$80,000. Slava Butler second it, six board members voted for the change. Aaron Altheim abstained.
- Norman Peselev made motion to reduce line Item "7505 Building repairs" to \$50,000. There we many repairs performed in 2023, which leads us to believe that in the upcoming year there won't be as many. Consequently, a reduction is proposed. Slava Butler second it, six board members voted for the change. Aaron Altheim abstained.
- Norman Peselev made a motion to vote on revised budget Slava Butler seconded. The vote was unanimously approved

#### 5. UNFINISHED BUSINESS

a. Lev Solodovnik gave an update of concrete restoration. Parking is completed by 80% and within the budget. The pool is 10% done.

#### 6. ADJOURNMENT

Felix Kizhner MADE A MOTION TO ADJOURN THE MEETING, SECONDED BY Bruce Peterson , AND THE MOTION WAS UNANIMOUSLY APPROVED. MEETING ADJOURNED AT 8:28 PM.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS ON 01/11/24

FULL NAME: FELIX KIZHNER

TITLE: SECRETARY

SIGNATURE: 