



MINUTES W.T. 100

UNIT OWNER'S MEETING

TUESDAY, FEBRUARY 28, 2023, AT 11:00 A.M. ZOOM MEETING

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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 11:00 A.M. ROLL CALL WAS TAKEN. SLAVA BUTLER, BRUCE PETERSON, IRINA KRONGAUZ, AARON ALTHEIM, NORMAN PESELEV AND MIRIAM VARGAS WERE IN ATTENDANCE.

2. A QUORUM WAS DECLARED, AND THE MEETING COMMENCED.

3. MOTION TO WAIVE READING OF PRIOR MINUTES AND APPROVAL OF MINUTES OF JANUARY 10, 2023

AARON ALTHEIM MADE A MOTION TO WAIVE THE READING OF THE MINUTES OF JANUARY 10, 2023 SECONDED BY SLAVA BUTLER AND THE MOTION WAS UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES OF JANUARY 10, 2023

FELIX KIZHNER MADE A MOTION TO VOTE TO APPROVE THE MINUTES OF JANUARY 10, 2023, SECONDED BY NORMAN PESELEV.

5. DISCUSSION WHETHER A FINE SHOULD BE IMPOSED ON THE FOLLOWING PERSONS AND UNITS FOR THE FOLLOWING RULE VIOLATIONS:

1. VIOLATION #1: ARTICLE III PARAGRAPH 3 OF THE RULES OF THE CONDOMINIUM ASSOCIATION STATES:

“3. NO SIGNS OR OTHER DISPLAYS , ADVERTISING, MENUS, ETC. SHALL BE MAINTAINED OR PERMITTED ON ANY PART OF THE COMMON ELEMENTS. NO SUCH ADVERTISING FLYERS NOR BUSINESS CARDS ARE PERMITTED TO BE POSTED OR DELIVERED TO INDIVIDUAL UNIT OWNERS DOORS, NOR ARE THEY ALLOWED IN THE MAILROOM OR LOBBY AREAS. EXCEPTIONS ARE FOR RELIGIOUS, OR CHARITABLE ORGANIZATIONS AUTHORIZED BY THE OFFICE, PRIOR TO DISPLAY, AND ARE SUBJECT TO REMOVAL AT THE DISCRETION OF THE BOARD OF DIRECTORS WHENEVER DEEMED NECESSARY. “

2. VIOLATION #2: ARTICLE 2 PARAGRAPH 7 OF THE RULES OF THE CONDOMINIUM ASSOCIATION STATES THAT:

"7. ALL VALID LAWS, ZONING ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL BODIES HAVING JURISDICTION THERE OF, SHALL BE OBSERVED."

THE FOREGOING WOULD INCLUDE THE FLORIDA STATUTES INCLUDING FLORIDA STATUTE 83.49.

OWNER NAME/ NAME OF ALLEGED VIOLATOR	UNIT NUMBER
FRUHAUF, VALENTINA	1202
MIKHAILOVA, NINA	1208

6.A RESOLUTION WAS PRESENTED BY FELIX KIZHNER BEFORE THE BOARD OF DIRECTORS TO EXTEND TO THE PARTIES OPPORTUNITY TO APPEAR IN FRONT OF A COUNSEL BEFORE FINING COMMITTEE. AN INTERPRETER WILL BE PROVIDED, FOR A DURATION OF NO MORE THEN 30 MINUTES IN A FORM OF QUESTION AND ANSWER, FOCUSING ON EXPLANATION OF THE APPLICABLE PERSON . NORMAN PESELEV SECONDED IT. BRUCE PETERSON WAS THE ONLY ABSTENTION, THE REST OF THE BOARD VOTED FOR THE RESOLUTION.

7. MOTION TO ADJOURN MEETING

FELIX KIZHNER MADE A MOTION TO ADJOURN THE MEETING, SECONDED BY BRUCE PETERSON.

MEETING ADJOURNED AT 11:11 AM.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS MARCH 8, 2023

FULL NAME: FELIX KIZHNER

TITLE: SECRETARY

SIGNATURE: _____

