MINUTES
W.T. 100 BOARD OF DIRECTORS AND MEETING
THURSDAY, SEPTEMBER 26, 2019 AT 7:00 P.M. AUDITORIUM
Subject to Revision /Draft
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1. CALL TO ORDER / ROLL CALL

IN ACCORDANCE TO OUR DOCUMENTS AND HAVING DULY POSTED NOTICE OF A BOARD OF DIRECTORS MEETING, MEETING CALLED TO ORDER AT 7:00 P.M. ROLL CALL TAKEN AND NORMAN PESELEV, SLAVA BUTLER, AARON ALTHEIM, CARYN SNYDER, FELIX KIZHNER AND MIRIANE DEL PILAR VARGAS WERE IN ATTENDANCE. A QUORUM WAS DECLARED, AND MEETING COMMENCED.

2. MOTION TO WAIVE READING OF PRIOR MINUTES

NORMAN PESELEV MADE A MOTION TO WAIVE THE READING OF THE MINUTES OF FEBRUARY 15, 2019, SECONDED BY FELIX KIZHNER, AND MOTION WAS UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES OF FEBRUARY 15, 2019

NORMAN PESELEV MADE MOTION TO VOTE TO APPROVE THE MINUTES OF FEBRUARY 15, 2019, SECONDED BY SLAVA BUTLER, APPROVED UNANIMOUSLY.

4. 50 YEARS RECERTIFICATION

NORMAN PESELEV WENT AHEAD AND EXPLAINED THAT A CONSTRUCTION COMMITTEE WAS FORMED TO HELP WITH THE PROCESS OF CHOOSING AN ENGINEER. FURTHER WAS DISCUSSED THE PROCESS OF SELECTING THE ENGINEER AND HOW THE JOINT DECISION WAS MADE TO HIRE 40YEAR.COM, INC. ENGINEERS COMPANY THAT WILL BE RESPONSIBLE FOR THE CERTIFICATION.
THE ENGINEER, WHO WAS SELECTED, WAS INTRODUCED TO THE AUDIENCE AND GIVEN A FEW MINUTES TO TALK ABOUT HIS COMPANY AND HOW HE WILL BE GOING ABOUT CONDUCTING THE 50 YEARS RECERTIFICATION. THE BOARD OF DIRECTORS FURTHER DISCUSSED THE COST AND THE DEADLINE FOR THE 50 YEARS RECERTIFICATION. THE RE-CERTIFICATION IS DUE BY JANUARY 1, 2020.

5. OTIS ELEVATOR – EAST SERVICE ELEVATOR

NORMAN PESELEV moved on to the next agenda item and Discussion about THE ISSUE WITH THE EAST SERVICE ELEVATOR WHICH STOPPED WORKING ON 9/7/19. FELIX INFORMED THE MEMBERS ABOUT WHAT OTIS DIAGNOSIS WERE AFTER SEVERAL ATTEMPTS, THAT BOTH THE ENGINE AND MACHINE PART WENT FOR URGENT REPAIR TO MACHINE SHOP. OTIS GAVE US PROPOSAL FOR REPAIRS AND TENTATIVELY PROMISED TO FINISH BY THE END OF OCTOBER BEGINNING OF NOVEMBER. FURTHER, CARYN SNYDER BRIEFED THE MEMBERSHIP THAT THE ELEVATOR CONTRACT WITH OTIS WAS RECENTLY DUE FOR RENEWAL. CARYN SNYDER EXPLAINED HOW THE BOARD AND THE MANAGEMENT INVESTED TIME MAKING A RESEARCH AND CHECKED OTHER ELEVATOR COMPANIES AND INTERVIEWED THEM. IN CONCLUSION, THE BOARD DECIDED TO CONTINUE SERVICES WITH OTIS ELEVATOR COMPANY AND RESIGNED THE CONTRACT. FELIX KIZHNER ADDRESSED OTHER ELEVATORS ISSUES, HE EXPLAINED THAT OTIS MANAGER CAME BY AND ASSESSED ALL THE ISSUES THAT ALL THE ELEVATORS CURRENTLY HAVE. THE ISSUES WILL BE ADDRESSED ONE AT THE TIME IN THE ORDER OF IMPORTANCE.

6. VOTE ON ELECTRONIC VOTING

NORMAN PESELEV WENT AHEAD TO DISCUSS THE NEXT ITEM ON THE AGENDA AND VOTE ON THE ELECTRONIC VOTING. NORMAN EXPLAINED THAT BECAUSE OF HIGH NUMBER OF OWNERS WHO ARE ABSENT AT THE TIME OF ELECTION AND THE MANAGEMENT HAVING HARD TIME TO REACH

EVERYONE, THE PARTICIPATION IN ELECTION PROCESS IS VERY LOW. AN ELECTRONIC SYSTEM WAS INTRODUCED AND WILL BE IMPLEMENTED.
NORMAN PESELEV MADE MOTION TO VOTE TO APPROVE THE ELECTRONIC VOTING, SECONDED BY CARYN SNYDER, THE VOTE PASSED UNANIMOUSLY.

7. POOL ISSUES, SWIMMING BEFORE OR AFTER HOURS, SWIMMING CLASSES, POOL CANOPY
NORMAN PESELEV MOVED ON TO THE NEXT AGENDA ITEM AND OPENED A DISCUSSION ABOUT VARIOUS POOL ISSUES. HE WENT AHEAD AND EXPLAINED THAT THE CANOPY HAD TO BE REMOVED DUE TO A HURRICANE WARNING AND THE HURRICANE SEASON. THE COST TO REMOVE OR TO PUT IT BACK UP THE CANOPY IS $1,058 EACH TIME. THEREFORE, THE CANOPY WILL BE INSTALLED BACK ONLY BY THE END OF OCTOBER.
SECOND ITEM THAT WAS DISCUSSED, WAS THE ISSUE WITH GROUP OF CHILDREN GETTING SWIMMING POOL CLASSES. IT WAS DETERMINED BY THE SECURITY PERSONNEL THAT THE CHILDREN ARE FROM OUR BUILDING, AND THAT THE SWIMMING CLASSES ARE CREATING A NUISANCE. MANY VERBAL AND WRITTEN COMPLAINTS WERE RECEIVED BY THE OFFICE REGARDING THE SWIMMING POOL ACTIVITIES AND DISTURBANCES IN THE POOL BY SWIMMING GROUPS PARTICIPATION IN LESSONS. WRITTEN COMPLAINTS NEED TO BE FILED AND DOCUMENTED IF DISTURBANCE IS TAKING PLACE, THEN ACTIONS WILL BE TAKEN. THE TEACHING PERSON WAS WARRENED TO STOP ANY TYPE OF GROUP CLASSES. AARON ALTHEIM ELABORATED FURTHER THAT SIGNS WERE PUT AT THE POOL AND THAT THE SECURITY IS ENFORCING THE POOL RULES TO THE BEST OF THEIR ABILITY. OUR ATTORNEY SUGGESTED THAT A POOL COMMITTEE MUST BE FORMED IN ORDER TO ENFORCE POOL RULES TO THE DESIRED EXTEND. THE BOARD OF DIRECTORS IS LOOKING NOW FOR VOLUNTEERS TO BE IN THE COMMITTEE.

8. BUDGET UPDATE
FURTHER, THE BUDGET WAS DISCUSSED. NORMAN PESELEV EXPLAINED THAT THIS YEAR WE HAD AT LEAST 12 PROJECTS THAT WE HAD TO COMPLETE AND THAT THEY WERE PAID FROM THE OPERATING ACCOUNT AND NO SPECIAL ASSESSMENT WAS COLLECTED TO DO THE PROJECTS. THE COST OF THE PROJECTS TO DATE IS $116,285 AND INCLUDES:

INJECTIONS UNDER THE POOL FOR POOL LEAKS,	LOBBY AC, AC HANDLERS,
SECURITY CAMERAS,	EXHAUST FAN FOR AC,
UNFORESEEN LEGAL FEES,	GARAGE GATE,
GYM (AC, FLOOR, ACCESSORIES),	ELEVATOR,
	BOILER.

EARLIER, AARON ALTHEIM DISCUSSED THE RESERVES AND EMPHASIZED THAT SOME RESIDENT EXPRESSED THEIR CONCERNS ABOUT NOT HAVING RESERVES. NORMAN WENT AHEAD AND EXPLAINED THAT RESERVES COULD BE IMPLEMENTED ONLY AFTER A PROFESSIONAL ENGINEER CONDUCTS A STUDY OF LIFE EXPECTANCY OF RESERVE ITEMS. FURTHER, HE EXPLAINED HOW RESERVES WORK AND ITS PROS AND CONS. IT WAS POINTED OUT, HOWEVER, THAT MAJORITY OF THE MEMBERSHIP VOTES AGAINST THE RESERVES ON ANNUAL BASIS. CARYN SNYDER CONTINUED TO EXPLAIN THAT IF WE HAVE RESERVES THE MAINTENANCE WILL GO UP.
NORMAN INFORMED THE MEMBERSHIP ABOUT OUR ACCOUNTS:
OPERATING ACCOUNT: $22,913.88
SPECIAL ASSESSMENT: $9,651.42
SECURITY DEPOSIT ACCOUNT: $138,857.22

9. ADDITIONAL ITEM ON THE AGENDA

CARYN SNYDER MADE MOTION TO ADD AN ITEM TO THE AGENDA ABOUT GARAGE AND DRIVEWAY, SECONDED BY NORMAN PESELEV AND MOTION WAS UNANIMOUSLY APPROVED. SHE EMPHASIZED THAT WE NEED EXTRA SPEED LIMIT SIGN, ENTRANCE AND EXIT SIGNS. THE BOARD AGREED THAT SOME EXTRA SIGNS NEED TO BE ORDERED AND INSTALLED. FURTHER, NORMAN EXPLAINED THAT BECAUSE THE CITY CHANGED THE MEDIAN, NOW A LOT OF DRIVERS BREAK THE RULES BY GOING WRONG WAY INTO OUR BUILDING.

10. UNFINISHED BUSINESS, IMPROVEMENT PROJECTS AND UPDATE FOR 2019

NORMAN CONTINUED TO DISCUSS UNFINISHED BUSINESS, IMPROVEMENT PROJECTS AND UPDATE FOR 2019 WHICH WAS MENTIONED ABOVE. FELIX INFORMED THAT CONTINUED WORK IS BEING DONE ON FIRE SAFETY WITH MIAMI DADE FIRE DEPARTMENT, IN VIEW OF NEW REGULATIONS REGARDING FIRE SPRINKLER SYSTEM. THE IMPLEMENTATION OF THE REGULATION WAS POSTPONED AGAIN BY FLORIDA STATE GOVERNMENT. FURTHER HE CONTINUED, THAT WE ARE NOW FINISHING A THIRD YEAR WITHOUT ASSESSMENTS OR 13TH ASSESSMENTS AS WAS PREVIOUSLY THE CASE EVERY YEAR. TIGHT BUDGET CONTROLS AND SELF-SUFFICIENT MANAGEMENT HAS ALLOWED US TO CONTINUE OPERATING, WITH SMALL MAINTENANCE FEES INCREASE AND PREVENTIVE MEASURES IN PLACE. HOWEVER, ANY MAJOR EVENT OR WEAR AND TEAR OF EQUIPMENT CAN HAVE A FINANCIAL IMPACT.

11. SALE / RENTAL UPDATE IN THE LAST 9 MONTHS

20 UNITS SOLD

26 UNITS RENTED

CARYN SNYDER MADE A MOTION TO ADJOURN THE MEETING, SECONDED BY NORMAN PESELEV. MOTION PASSED UNANIMOUSLY. MEETING ADJOURNED AT 8:10 PM.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS ON 9/30/19

SECRETARY – FELIX KIZHNER