

# Winston Towers 600 Board of Directors Meeting

Wednesday, April 28, 2021

07:00 PM, Virtual Meeting

The meeting was held via an online meeting platform.

In accordance with Board member agreement, every meeting will be presided by a different Board member. Ms. Virginia Santoni, Secretary of the Board of Directors presided over the meeting. The WT600 Board of Directors Meeting was called to order on Wednesday, April 28, 2021, at 07:05 PM. Roll of the Board of Directors was called Mr. Seymon Peltz, Mrs. Dolores Bolano, Mrs. Sophia David, Mr. Samuel Golberg, Ms. Virginia Santoni, Mr. Agustin Puyans, , Mrs. Rosana Rodriguez, and Mr. Jeffrey Waxman were present; Mr. Bernard Etheart was unable to attend.

Before moving on to the first item of business, and second item on the agenda, Ms. Santoni moved a motion to approve the previously distributed minutes for the 03/24/21 meeting, Mr. Golberg seconded the motion. Mr. Seymon Peltz, Mrs. Dolores Bolano, Mrs. Sophia David, Mr. Samuel Golberg, Mr. Agustin Puyans, Mrs. Rosana Rodriguez, Mr. Jeffrey Waxman, and Ms. Virginia Santoni unanimously approved the minutes; the motion carried.

The floor was opened for discussion for the first item of business: pool repair or replacement decision. Mr. Eugene Kotlyar, chair of the Construction Committee, read the committee's recommendation to repair, and not demolish and rebuild the pool. After a brief discussion, where Ms. Santoni and Mr. Kaul from the construction committee, gave their professional opinion that the pool is structurally sound and recommend repairs over rebuilding, Ms. Santoni moved a motion to repair, instead of rebuilding the pool; Mr. Waxman seconded the motion. Mr. Seymon Peltz, Mrs. Dolores Bolano, Mrs. Sophia David, Mr. Agustin Puyans, Mrs. Rosana Rodriguez, Mr. Jeffrey Waxman, and Ms. Virginia Santoni voted in favor of repairing the pool, Mr. Samuel Golberg abstained due to not having enough information to make a decision; the motion carried 7 to 1.

The meeting then moved to the second item of business: packages. It was discussed how the volume of packages is very high, and security cannot be handling the packages. Mr. Waxman suggested that security set a time to process packages and notify package recipients. Mr. Golberg explained that the scanner and software to process packages used by security has not been working for some time. A unit owner suggested that we purchase a software that processes the packages. Mr. Igor Gelman, former Board president, suggested that we examine our contract with Elite Security because this is part of the service contract. After discussion, it was decided to send the contract to the Association lawyer so he can clarify what services are covered in it and, in the meantime, security will receive packages and store them in the meeting room until afternoon hours when they can process the packages and notify the recipients for pickup.

The meeting then moved to the next item on the agenda: discussion of roof repair. The presiding member premised that the discussion is regarding when the repairs should begin:

once the permits have been procured or wait until the end of hurricane season, as a company has been chosen and the repairs will be made. After a discussion regarding the pros and cons of starting now or waiting, Mr. Waxman moved a motion to start the repairs on the roof once the permits have been procured, Ms. Santoni seconded the motion. Mr. Seymon Peltz, Mrs. Dolores Bolano, Mrs. Sophia David, Mr. Agustin Puyans, Mr. Samuel Golberg, Mrs. Rosana Rodriguez, Mr. Jeffrey Waxman, and Ms. Virginia Santoni voted in favor of starting repairs on the roof as soon as the permits are procured; the motion carries.

Finally, the meeting moved on to the last item of business: updates on current issues. Mr. Golberg stated that Quamec has finished the repairs on the A/C unit; we are only waiting for the city to come sign off on the jobs and close the permit so that the final payment of US 120,000.00 can be made. Once the permit is closed, we will be entertaining offers for maintenance contracts from several companies. The garage repairs are continuing, the company working on the jobs has encountered several issues that have produced several change orders and we are now at \$1,200,000.00. We also have problems on the building's east wall, and we are searching for a structural engineer to evaluate and certify the situation in anticipation for the 40 year examination. Mr. Gelman asked if we had an idea of how much more the repairs could increase on the garage repairs and asked Mr. Golberg to elaborate on the process. Ms. Santoni explained that unfortunately we cannot estimate how much more the repairs will increase because the increases have been due to unforeseen damage that has been found as they repair certain parts. Mrs. Bolano then enumerated other repairs that have been completed and are in process: the barbeque area floor was painted, 2 NEW BBQs, a NEW stainless steel sink, and a tankless water heater were bought and are being installed; Airston will change the A/C on the ladies and men gym (\$10,522) and we are working on some proposals for a maintenance agreement for the gym and have some new equipment; we hired a sprinkler company and they working on the system, our system was abandoned and destroyed; Total came and replaced the elbow on the pipe downstairs, east side storage room, that cause backup flooding up to the Unit M-19's kitchen; lastly the wood banister on both sides of the bridge are being replaced. Mrs. Alina Sosa-Perez suggested that the Beautification Committee retake certain issues as a way to help the Board make the building look nicer such as paint the part of the entrance where paint is faded and place mulch around the trees.

Having completed the agenda and used more than the time allotted for the meeting, Ms. Santoni moved a motion to adjourn the meeting, Mr. Waxman seconded the motion, all were in favor, the meeting was adjourned at 8:29 PM.

Minutes submitted by the secretary, Virginia Santoni

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Virginia Santoni, Secretary of the WT 600 Board of Directors

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Dolores Bolano, President of the WT 600 Board of Directors