

# **Winston Towers 600 Board of Directors Meeting**

**Wednesday, March 24, 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. Mr. Samuel Goldberg, Treasurer of the Board of Directors presided over the meeting. The WT600 Board of Directors Meeting was called to order on Wednesday, March 24, 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, Mr. Bernard Etheart, Mrs. Rosana Rodriguez, and Mr. Jeffrey Waxman were present.

Before moving on to the first item of business, while we waited for others to join, Mr. Goldberg provided an update regarding the works being done in the building, which is item #4. He started with the A/C system; he explained that works have been completed. There are 3 new units and pumps, and the cooling towers were rebuilt and are practically new. Now, we are negotiating a maintenance contract to ensure the system remains in good working order; in the last 15 years nothing in the building had a maintenance contract and everything that was repaired, or replaced, broke down again, so from now on everything will have a maintenance contract. In regards to the repair works in the garage building, the Association signed a US\$911,000.00 contract with RTI Construction and ACG Structural Engineering for the needed repairs. Upon opening the concrete between the first and second floor, they found structural damage and the steel cables that hold up the garage were more damaged than originally thought due to the elements and years of pool chemicals seeping into the concrete; this created a change order of an additional \$200,000.00, so the total contract is at around \$1,100,000.00. They also found that our pool, which is the original structure built 40 years ago and has only been patched up in the last 15 years, has many leaks and must be repaired as well; the Remodeling and Construction Committee is interviewing companies and getting quotes from specialized pool companies to evaluate repairs versus rebuilding. Finally, since 2015, the roof has been leaking and experiencing issues, we are in negotiations for the repairs of the same.

The meeting then backtracked to the first item on business: discussion and approval of changes to the Rules and Regulations. A couple of weeks ago, the Rules and Regulations were distributed to the new Board members for suggestions for updates and changes. The first change was proposed by Mr. Waxman regarding the fees associated with the elevator. A discussion ensued regarding what type of use requires a reservation and when should the fees be charged. After discussion, Mr. Golberg moved a motion to amend the Rules and Regulations to define if it is a delivery that requires only one or two trips, no fee is required, anything more than two trips will require a fee, Mr. Waxman seconded the motion. Mr. Seymon Peltz, Mrs. Dolores Bolano, Mrs. Sophia David, Mr. Samuel Golberg, Ms. Virginia Santoni, Mr. Agustin Puyans, Mr. Bernard Etheart, Mrs. Rosana Rodriguez, and Mr. Jeffrey Waxman unanimously voted in favor of amending the Rules and Regulations; the motion carried. It was noted that all deliveries, regardless of how many trips, require notification to the office and proper documentation for liability purposes. The next items to discuss was placing a two-year

moratorium on leases for newly purchased units and placing a limit on the amount of units any one person or corporation can own in the building. A discussion ensued regarding these issues; it was noted that the Association lawyer is preparing the necessary documentation to vote on amending the Bylaws to limiting to two units the number of any one person or corporation can own. This rule, if approved, would only affect new buyers, those that already have more than two units are grandfathered in, but will not be able to purchase any more units. After a discussion regarding limitation of units owned and the lease moratorium, Mr. Golberg moved a motion to add an item to the Rules and Regulations, and the renters' package, imposing a two-year moratorium on new lease contracts for newly purchased units, Mr. Waxman seconded the motion. Ms. Virginia Santoni, Mr. Agustin Puyans, Jeffrey Waxman, Mrs. Dolores Bolano, Mr. Seymon Peltz, Mrs. Mrs. Sophia David, Mrs. Rosana Rodriguez and Mr. Samuel Golberg, unanimously voted in favor of amending the Rules and Regulations, Mr. Bernard Etheart was no longer present in the meeting and did not vote; the motion carried.

The meeting then moved to the next item on the agenda: discussion of liability and individual insurance for units. It was explained that we have had several leaks coming from units that have caused extensive damage on the common areas and other units. Mr. Waxman went on to explain that each unit should carry windstorm/hurricane insurance and liability insurance to cover damages on other units. Several unit owners present expressed their concern over the cost of said insurance, and inquired as to why this is not covered by the condo policy. It was explained that the condo policy covers damages to the exterior of the units, not the interior, and in any case the deductible is \$5,000.00 which is an added expense to the Association. After a lengthy discussion, and a proposal to explore the option to facilitate unit owners with access to insurance agents, Mr. Golberg moved a motion to require all unit owners to purchase individual windstorm/hurricane insurance and liability insurance policies, Mr. Waxman seconded the motion. Mrs. Bolano, Mrs. Rodriguez, Mr. Waxman, Mr. Puyans, Ms. Santoni, Mr. Golberg and Mrs. David voted in favor, Mr. Peltz voted against, and Mr. Etheart was not present to vote; the motion carried. Mr. Ed Miczek inquired if there is a minimum for the policy; after a brief discussion, it was decided that the minimum would be \$25,000.00

Considering the next item on the agenda was already discussed, the meeting moved on to the last item of business: General Items. A unit owner inquired about the showers in the pool area, as they were not functional the previous Saturday. Mr. Golberg explained there was a problem on the roof with the water line, so the line was shut off temporarily, but they are back in working order. He did, however, remind all present that in a couple of days the pool will be closed until further notice due to the works in the garage and repairs to the same. Another unit owner inquired as to how long the repair would take, and also had a question regarding the doorman. Mr. Goldberg answered that the contract was originally for 18 months, however they have extended the projected time due to the additional damage found, and we are unsure how much longer it will be. As for the doorman, this position was temporarily cut when the doorman quit and due to lesser traffic because of the Coronavirus; the position will be refilled closer to the winter season. Another unit owner (Mr. Tony Schneider) voiced his concern regarding "horror stories" regarding repairs in other buildings, and asked the Board to be careful; he also added about improving and beautifying the building, and volunteered to work with the committee. Mr. Golberg expressed that many areas need improvement and the Board is working as best they can with the Beautification and Remodeling Committees to work on these areas. Mrs. Bolano

then brought up the issue of the barbecues. She explained that the barbecues are in bad shape and pose a health hazard. She proposed that the barbecues be removed until new ones can be purchased. After a discussion regarding the state, misuse, pros and cons of the area, fees and possible solutions and removal, it was decided the barbecues be replaced for new ones, seconded the motion. Lastly, Mr. Puyans proposed that we make the whole building hurricane proof; Mr. Kotlyar reminded all present that with the 40-years inspection the balconies will need to be redone so it isn't the appropriate time to invest in shutters. Other unit owners expressed their concerns about the upkeep of the building and the amenities offered, or current lack thereof, and the invitation was extended to those present to join the different improvement committees.

Having completed the agenda and used more than the time allotted for the meeting, Mr. Golberg moved a motion to adjourn the meeting, Mr. Waxman seconded the motion, all were in favor, the meeting was adjourned at 9:17 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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Samuel Golberg, Treasurer of the WT 600 Board of Directors,  
Presiding Member