

WINSTON TOWERS 600 CONDOMINIUM

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MINUTES OF BOARD OF DIRECTORS MEETING

March 3, 2020

The meeting was called to order at 6:05pm by Samuel Golberg, outgoing President of the board.

There was a roll call of the new Directors by Eugene Kotlyar. Those present included, Dolores Bolano, Sophia David, Samuel Golberg, Eugene Kotlyar, Semyon Peltz, Rosana Rodriguez, Patricia Samudio and Virginia Santoni. Absent due medical emergency was Yolanda Ruiz. A motion was made by Mr. Golberg to allow Yolanda Ruiz to participate by phone using Patricia Samudio as her spokesperson. The motion was seconded by Eugene Kotlyar. The motion was approved by majority voice vote.

Mr. Golberg explained the planned secret election procedures for officer elections but objections arose to those procedures. Mr. Golberg then called for a voice vote on whether to have a secret or open vote process. The open vote procedure prevailed by majority voice vote.

The floor was opened for candidates for the position of President, the only person announcing for the position was Samuel Golberg. With no other candidates, Mr. Golberg became President by default.

The floor was opened for candidates for the position of Vice-President. Patricia Samudio announced and was unopposed and became Vice-President by default.

The floor was next opened for the position of Treasurer. Yolanda Ruiz announced and was unopposed becoming Treasurer by default.

The floor was lastly opened for the position of Secretary. Virginia Santoni announced and was unopposed thus becoming Secretary of the Winston Towers 600 Condominium Association, Inc.

The just elected new President of the Winston Towers 600 Condominium Association, Inc. discussed the proposed schedule of tentative Board of Directors meeting dates and asked for comments. Further discussions reiterated and reinforced the flexible nature of the schedule. The President made a motion to approve the schedule. This was seconded by Virginia Santoni and approved by a majority voice vote.

The nature and disposition of the "Bridge Account" was explained that the city failed in an attempt to outright purchase approximately 2,400sqft of the Condominium land for a bridge over Collins Avenue due to our "condo docs" wording. This was overcome by having the city take a 99-year lease on the property for the same price of \$1,050,000 which was exercised. The proceeds were deposited into a separate savings account. To avoid having pay income tax on the transaction it was setup that those funds could only be used for capital improvements projects. From that fund \$50,000 was applied to replacing 34 ventilation fans on the roof. Another \$30,000 was applied to pool interior repairs and resurfacing. To satisfy the City of Sunny Isles Beach and begin work to repair the deteriorating concrete in the garage, a structural engineering firm was paid \$22,000 to survey and report on the situation. Another \$33,000 was spent to upgrade the electrics to acquire and connect in two additional pool heaters. And finally, to avoid continuing to pay approximately \$10,000 per year in interest to finance the cost of the building insurance \$361,494.26 was "borrowed" from the fund to renew the insurance. This is not a capital improvement opportunity so the funds will be repaid to the account at the rate of

\$10,000 per month. In the meantime, \$45,000 per month has been and will continue being set aside to be able pay next year's premium in cash with no financing.

The next item on the agenda was the Coronavirus and how residents could protect themselves which was covered in a talk by Virginia Santoni. She explained we should be washing our hands maybe as much as 50 times per day using liquid and not bar soap which can harbor germs on its surface. Also, to use hand sanitizer after washing with liquid soap and not instead. To keep our hands away from our eyes and lips, to generally not touch our faces and to not shake hands. She explained that hand sanitizer is in short supply so to look for alternative sources naming Office Depot and Dollar Tree as a couple of such examples.

Security camera upgrade was explained next. The President noted members of the previous board had begun negotiations with Circle 13, a company who had other Winston buildings among their clients and whose owner personally lives in the Winston community. That Board members together with the Property Manager had been given tours of Circle 13's installations in building numbers 300 and 400. And that negotiations were ongoing that, with the new board now in place, might could be finalized in the coming weeks to install 3 cameras on each floor in WT600 so that their fields of view overlapped providing views of the trash room doors and all unit doors with sufficient quality to be able determine who is going and coming. He noted this could help to reduce/eliminate leaving construction materials and furniture and other garbage in the stairwell corridors. To also possibly help identify units that are engaging in short term rentals.


The poor state of rooftop A/C system condition was described noting that the previous Board of Directors were already in preliminary negotiations with 3 prospective contractors to make recommendations for repair and/or replacement of the equipment. It was noted this is an urgent matter as the current system will not be adequate to keep the building cool in the summer.

Preparations for the 40-year recertification of the building was discussed by the President. He advised the city had suggested that the garage restoration work should be viewed as the start of our efforts to have the building ready when the certification date arrives. The President advised that his discussions with others suggest the date of the actual physical inspection of the building by the city might not occur for as much as several years after the fact.

The last item on the agenda was the announcement of the committees which support the Board of Directors efforts to properly manage the building. It was noted that members of the Board of Directors were expected to volunteer to be the Chairperson of one or more committees. Discussions of who would Chair what committee continued briefly. The meeting ended with Committee Chairperson selections left incomplete and for further discussion.

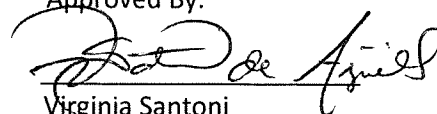
The meeting was adjourned at 7:37pm.

Respectfully Submitted:



Tom Mason MBA/CAM
Property Manager

Approved By:



Virginia Santoni
Secretary