

Winston Towers 600 Board of Directors Organizational Meeting

**February 24, 2021
07:00 PM, Virtual Meeting**

The meeting was held via an online meeting platform.

Mr. Samuel Goldberg, President of the Board of Directors, called the WT600 Board of Directors Organizational Meeting on Wednesday, February 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, and Mr. Jeffrey Waxman were present. Mr. Goldberg briefly introduced the newly elected members of the Board and waived the reading of the 2020 Organizational Meeting as they are posted on the website since March of 2020 and everyone has reviewed them.

Before moving to the next item on the agenda, Mr. Goldberg moved a motion to select new members for the vacancies on the Board, Mr. Puyans seconded the motion. Mr. Seymon Peltz, Mrs. Dolores Bolano, Mrs. Sophia David, Mr. Samuel Golberg, Ms. Virginia Santoni, Mr. Agustin Puyans, and Mr. Jeffrey Waxman unanimously voted in favor; the motion carries. Mr. Golberg explained that in the election held on February 17, 2021 4 two-year positions were elected, but we have 2 additional vacancies due to the resignation of two board members who are no longer unit owners and still had 1 year left on their term. In accordance with the WT bylaws, directors must be selected by the remaining Board members. Mr. Goldberg stated that he asked several unit owners if they would like to be nominated for the Board and only two expressed interest. Mr. Golberg then nominated Mrs. Rosana Rodriguez to fill one of the vacancies. He explained that Mrs. Rodriguez was previously on the Board and ran for a position in this election and had only one vote less than one of the newly elected members, and opened the floor for discussion, or any other nominations from any other members. Since no one had anything to comment or ask, the Board proceeded to vote. Mr. Seymon Peltz, Mrs. Dolores Bolano, Mrs. Sophia David, Mr. Samuel Golberg, Ms. Virginia Santoni, Mr. Agustin Puyans, and Mr. Jeffrey Waxman unanimously voted in favor of selecting Mrs. Rosana Rodriguez for the Board. Then Mr. Goldberg nominated Mr. Bernard Etheart for the second vacancy and asked Mr. Etheart to introduce himself and share his credentials. After Mr. Etheart introduced himself, the Board proceeded to vote. Again Mr. Seymon Peltz, Mrs. Dolores Bolano, Mrs. Sophia David, Mr. Samuel Golberg, Ms. Virginia Santoni, Mr. Agustin Puyans, Mr. Jeffrey Waxman, and Mrs. Rosana Rodriguez unanimously voted in favor of selecting Mr. Bernard Etheart for the Board.

The meeting then moved to the second and third items on the agenda: determination of how voting will take place and election of the Board Officers. Mr. Golberg explained the process for officer elections and the changes we were making to adapt to the Covid-19 situation. In accordance to our Bylaws, Mrs. Dolores Bolano nominated herself for the position of President; Mr. Seymon Peltz, Mrs. Rosana Rodriguez, Mrs. Sophia David, Mr. Samuel Golberg, Ms. Virginia Santoni, Mr. Agustin Puyans, Mr. Jeffrey Waxman and Mr. Bernard Etheart unanimously voted for Mrs. Bolano and she was elected President. Second, Mr. Agustin Puyans nominated himself for the position of Vice-President; Mr. Seymon Peltz, Mrs. Rosana Rodriguez, Mrs.

Sophia David, Mr. Samuel Golberg, Ms. Virginia Santoni, Mrs. Dolores Bolano, Mr. Jeffrey Waxman and Mr. Bernard Etheart unanimously voted for Mr. Puyans and he was elected Vice-President. Third, Mr. Samuel Golberg nominated himself for the position of Treasurer; Mr. Seymon Peltz, Mrs. Rosana Rodriguez, Mrs. Sophia David, Mrs. Dolores Bolano, Ms. Virginia Santoni, Mr. Agustin Puyans, Mr. Jeffrey Waxman and Mr. Bernard Etheart unanimously voted for Mr. Golberg and he was elected Treasurer. Lastly, Ms. Virginia Santoni nominated herself for the position of Secretary; Mr. Seymon Peltz, Mrs. Rosana Rodriguez, Mrs. Sophia David, Mr. Samuel Golberg, Mr. Samuel Golberg, Mr. Agustin Puyans, Mr. Jeffrey Waxman and Mr. Bernard Etheart unanimously voted for Ms. Santoni and she was elected Secretary.

The meeting then moved to the last item on the agenda: discussion and approval of the Board of Directors meeting schedule for 2021. After a brief discussion, and a proposal by Mrs. Bolano to meet every other month instead of every month and a suggestion by Mr. Waxman that we set the last Wednesday or Thursday of every month to meet, Mr. Golberg moved a motion to meet the last Wednesday or Thursday of every month, Mr. Waxman seconded the motion. Mr. Seymon Peltz, Mrs. Rosana Rodriguez, Mrs. Sophia David, Mr. Samuel Golberg, Ms. Virginia Santoni, Mr. Agustin Puyans, Mr. Jeffrey Waxman and Mr. Bernard Etheart voted in favor, Mrs. Bolano stated that since the majority wanted the monthly meeting, she was in agreement as well; the motion carried.

Considering we had 16 minutes left for the time allotted for the meeting, Mr. Golberg asked if any Board member had any comments or points that they wanted to briefly discuss. Mr. Puyans proposed that we put to vote an amendment to our Bylaws that would limit unit owners to owning only two units in the building: one to live in and one as investment, and that we impose a two year moratorium on rentals to new owners. Mr. Goldberg explained that the previous Board had voted and agreed to this same proposal but dropped the matter because it is very labor intensive to get any amendments approved, but considering that we just went through the process with the sale of M-09 and we could try to do the same on this matter. Mr. Etheart then asked for some background on the reasoning for this proposal, and it was explained that we have had a substantial increase in corporation buying units for rental in the building and unfortunately these renters are not taking care of the property. Seeing as time was running out, he stated that he would circulate a document via email and we can discuss the matter further.

Having completed the agenda and used the time allotted for the meeting, Mr. Golberg moved a motion to adjourn the meeting, all were in favor, the meeting was adjourned at 7:59 PM.

Minutes submitted by the secretary, Virginia Santoni

Virginia Santoni, Secretary of the WT 600 Board of Directors

Dolores Bolano, President of the WT 600 Board of Directors