

WINSTON TOWERS 600 CONDOMINIUM

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MINUTES OF 06/20/19 WINSTON TOWERS 600 CONDOMINIUM ASSOCIATION, INC. BOARD OF DIRECTORS MEETING

PRESIDENT SAMUEL GOLBERG STARTED THE MEETING AT 7:04 PM
SECRETARY EUGENE KOTLYAR CALLED THE ROLL. MEMBERS PRESENT WERE SAMUEL
GOLBERG, EUGENE KOTLYAR, DOLORES BOLANO, NENEL BRISK, ALEX KUSHNIR, ROSANA
RODRIGUEZ AND JOSE JABLONKI. RUTH MATITYAHU AND VIRGINIA SANTONI WERE ABSENT.
THERE WAS A QUORUM OF THE BOARD.

VICE PRESIDENT NENEL BRISK READ THE 5/16/19 MINUTES. PRESIDENT GOLBERG MADE A
MOTION TO APPROVE THE MINUTES AS READ AND ALL BOARD MEMBERS APPROVED AND THE
MINUTES WERE APPROVED AS READ.

PRESIDENT MR. GOLBERG SAID WE HAVE AN IMPORTANT MEETING TODAY AND THAT WE HAVE
GOOD NEWS AS THE CITY WILL CLOSE VERY SOON THIS WEEK THE TRANSACTION WITH THE
PEDESTRIAN BRIDGE. AS SOON AS THE DOCUMENTS ARE READY WE WILL SIGN THEM AND THEY
WILL WIRE THE MONEY FOR WHICH WE WILL NEED TO OPEN A SEPARATE BANK ACCOUNT.

HE SAID WE HAVE TO DISCUSS TWO ITEMS THAT ARE NOT INCLUDED IN TODAY'S AGENDA,
FIRST, WE NEED TO RETRACT THE PREVIOUS CONTRACT FOR THE SALE OF THE PIECE OF LAND
WE APPROVED WITH THE CITY AS NOW IT HAS CHANGED TO A CONTRACT FOR A PERMANENT
EASEMENT GRANTED TO THE CITY OF SIB. THE BOARD CAREFULLY CONSIDERED THE
NEGOTIATIONS LOOKING FOR THE BUILDING TO BE PROTECTED. WE HAVE SEVERAL MEETINGS
WITH THE CITY AND THEY WILL INCLUDE THE WT600 AS AN ADDITIONAL INSURED IN THEIR
POLICY. THE BOARD WILL DISCUSS AND WILL APPROVE THIS MOTION.

MR. GOLBERG SAID IN A PERSONAL MATTER HE IS A LITTLE DISAPPOINTED AS TO IMPLEMENT
THE PLANS IS TAKING A LONG TIME AND THAT HE IS A LITTLE FRUSTRATED. WE HAVE
VOLUNTEERS WORKING FOR FREE AND ENTHUSIASTICALLY AND THIS GIVES HIM HOPE THAT
ALL PLANS WILL BE IMPLEMENTED. HE SAID WE CREATED A TASK FORCE THAT HAS BEEN
WORKING HARD FOR THE LAST TWO MONTHS AND THEY HAVE SUBMITTED A REPORT
REGARDING THE PARKING AND THE STORAGES RENTED BY THE ASSOCIATION. THEY DID AN
EXCELLENT JOB AND THEY HAVE SUGGESTIONS. MR. GOLBERG SAID WE HAVE GREAT PEOPLE
AND HE THANKED ALL OF THEM. HE SAID WE CANNOT SATISFY EVERYONE BUT THAT THEY
ARE TRYING VERY HARD TO DO SOMETHING GOOD FOR THE BUILDING AND WE HAVE A LOT OF
WORK AHEAD AND ASK FOR THE RESIDENTS TO PLEASE BE PATIENT.

MR. GOLBERG TALKED ABOUT THE SECURITY. HE SAID WE NEED TO HELP THEM TO PERFORM
BETTER. AS A CONDO OWNER AND RESIDENT IF YOU SEE SOMETHING HE ASKED THOSE PRESENT
THAT SECURITY NEEDS TO TAKE CARE OF, TO PLEASE COME TO SECURITY AND TELL THEM.

MR. GOLBERG SAID HE IS PUTTING TOGETHER A JOB DESCRIPTION FOR THE WT600 EMPLOYEES.
THEY ARE HERE TO WORK. PEOPLE SHOULD NOT GO TO THE OFFICE OR TO STOP THEM TO
SOCIALIZE. IF THEY DON'T STOP DOING THIS, THEN THE EMPLOYEES WILL BE REPRIMANDED.

MR. KOTLYAR TALKED ABOUT THE BROKEN WEST SERVICE ELEVATOR. OTIS OUR SERVICE
PROVIDER WAS CALLED ONCE THE ELEVATOR WAS BROKEN, THE TECHNICIAN CAME AND LEFT
IT OUT OF ORDER AS THE MAIN DRIVE NEEDED TO BE REPLACED. THEN THEY GAVE US AN
ESTIMATE FOR \$36,000.00 WHICH WAS LATER LOWERED TO \$32,000.00. ALSO WE CALLED TWO
OTHER ELEVATOR COMPANIES AND THEY GAVE US A \$12,000.00 AND A \$16,000.00 ESTIMATES.

WE HAVE A TEN YEAR CONTRACT WITH OTIS AND ONE OF THE CLAUSES IS THAT WE CANNOT USE ANYBODY ELSE TO DO ANY REPAIRS ON THE ELEVATORS. WE PLACED A CLAIM WITH THE INSURANCE. OTIS SAID THE BROKEN DRIVE IS OLD AND OBSOLETE; THEREFORE, IS NOT COVERED IN THE CONTRACT. NOW WE ARE WAITING TO SEE IF THE INSURANCE WILL COVER THIS PART. WE WILL HAVE A MEETING WITH OTIS NEXT WEEK TO DISCUSS THE PROPOSAL. MRS. BRISK EXPLAINED SHE HAD SEVERAL PHONE CONVERSATIONS WITH THE BUILDING INSURANCE AND WITH ANDREA THE OTIS REPRESENTATIVE.

MR. GOLBERG SAID THAT TO SIGN A CONTRACT WITH OTIS FOR TEN YEARS WAS A BIG MISTAKE. THAT IN THE FUTURE WE ARE NOT GOING TO SIGN A MULTY YEAR CONTRACT ANY MORE. NOW WE HAVE A PROBLEM WITH THE ELEVATOR AND WE WILL TRY AND RESOLVE THIS ISSUE AS SOON AS POSSIBLE. MR. GOLBERG SAID WE WILL NEGOTIATE AND WILL BARGAIN WITH OTIS TO LOWER THE HIGH ESTIMATE GIVEN.

MR. KUSHNIR SUGGESTED FOR OTIS TO PROVIDE US WITH DOCUMENTATION TO SHOW THE PREVENTIVE MAINTENANCE GIVEN TO THE ELEVATORS. FROM NOW ON MR. GOLBERG SAID WE NEED TO HAVE DOCUMENTATION,SO WE CAN PROVE THAT THEY ARE NOT FULFILLING THEIR CONTRACT AND THAT MAYBE WE CAN BREAK THIS CONTRACT.

MR. GOLBERG ASKED THOSE PRESENT IF THEY HAVE ANY OTHER QUESTIONS REGARDING THE PEDESTRIAN BRIDGE MATTER. THERE WERE NO QUESTIONS ASKED.

TREASURER DOLORES GAVE HER FINANCIAL REPORT. SHE MENTIONED THE CHANGE FOR THE EMPLOYEES' GROUP INSURANCE HAS BEEN DONE AND THAT THEY SELECTED UNITED HEALTHCARE WHICH WILL BE EFFECTIVE ON JULY 1, 2019. SHE SAID ELECTRICITY BILL IS LOWER BUT THE WATER WENT UP DUE TO SOME WATER HEATERS BROKEN IN SOME UNITS, ALSO WE HAD A BROKEN BUILDING PIPE ON LINE 12 WHICH WAS ALREADY REPAIRED BY TOTAL APPLIANCES. OUR EXPENDITURES INCREASED DUE TO THE WATER HEATER REPLACEMENT BY TOTAL APPLIANCE ON THE LAUNDRY ROOM. SHE INFORMED THAT \$250,000.00 WERE TRANSFERRED FROM RESERVE ACCOUNT WELLS FARGO INTO A NEW RESERVE ACCOUNT AT BB&T IN A ONE YEAR CD WITH A 2% INTEREST IN ORDER TO KEEP ALL ACCOUNTS FDIC INSURED SHE EXPLAINED THE MONTH OF MAY 2019 CLOSED WITH A DEFICIT OF \$ 87,000.00 FOR THE YEAR. SHE ALSO MENTIONED THE BOARD IS INTERVIEWING JANITORIAL CLEANING COMPANIES AND IS LOOKING INTO THE POSSIBILITY OF HIRING ONE OF THEM ONCE THE BOARD TAKES A DECISION ABOUT WHICH COMPANY WILL BE THE BEST OPTION FOR THE BUILDING. ALSO, ONCE WE HIRED THE JANITORIAL COMPANY THE MAINTENANCE CREW WILL DEDICATE TO DO THEIR JOB TO MAINTAIN OUR BUILDING WORKING PROPERLY.

MR. GOLBERG TALKED ONCE MORE ABOUT THE AGREEMENT WITH THE CITY. HE MADE A MOTION TO RETRACT THE PREVIOUS ORIGINAL AGREEMENT FOR THE SALE OF THE LAND TO THE CITY OF SIB. ALL PRESENT BOARD MEMBERS APPROVED TO RETRACT THE ORIGINAL CONTRACT.

THEN, MR. GOLBERG ASKED IF ALL BOARD MEMBERS READ THE AGREEMENT JUST SENT BY THE CITY ATTORNEY. FOUR MEMBERS SAID YES. HE SAID WE WANT FOR THIS AGREEMENT TO BE SIGNED TODAY THAT THE ASSOCIATION WILL CONTINUE AS THE OWNER BUT WITH NO RIGHTS. MR. GOLBERG EXPLAINED WE WILL HAVE FULL INDEMNITY WHICH WILL PROTECT THE BUILDING AGAINST ANY LAWSUIT ARISING FROM ANY INCIDENT REGARDING THE PEDESTRIAN BRIDGE.

MR. GOLBERG MADE MOTION TO APPROVE THE NEW CONTRACT FOR THE PERMANENT EASEMENT TO THE CITY OF SIB. SIX OF THE PRESENT BOARD MEMBERS APPROVED OF THIS EXCEPT MR. KUSHNIR.

ONE OF THE RESIDENTS ASKED ABOUT THE STATUS OF THE IRMA CLAIM. MR. GOLBERG SAID THAT LAST WEEK THE BOARD HAD A MEETING WITH THE ATTORNEYS HANDLING THE CLAIM. HE SAID WE ARE LITIGATING AGAINST ONLY THREE COMPANIES AND THAT THE ASSOC. WAS OFFERED \$300,000.00 IN A SPF OFFER WHICH WILL EXPIRE ON JUNE 30, 2019. THE INSURANCE

CARRIER OFFER IS \$2,000,000.00 WHICH WE WILL REJECT. ALSO, WE WILL HAVE A FINAL MEDIATION ACCORDING TO THE ATTORNEYS ON JULY 11, 2019. IF NOTHING IS AGREED THEN THE CASE WILL GO TO TRIAL.

THE ATTORNEYS INVITED A COMPANY TO MEET WITH THE BOARD AND THEY EXPLAINED THAT THEY WILL PRESENT SOMETHING TO THE ASSOCIATION THAT WILL CONVINCED THE MEDIATOR JUDGE THAT ALL WINDOWS WERE DAMAGE BECAUSE OF IRMA. OF COURSE THIS WILL BE SUBJECT TO THE ASSOCIATION USING THEM AS OUR ENGINEER OF RECORD.

MR. GOLBERG TALKED ABOUT INSTALLING MORE CAMERAS ON THE BUILDING. MR. JABLONKI ASKED WHY IF WE ARE IN RED, HOW WE ARE GOING TO SPEND MONEY ON THIS. MR. GOLBERG SAID THIS IS OUR HOUSE AND SOME PEOPLE DON'T TAKE CARE OF THIS, THAT WITH CAMERAS AND MODERN EQUIPMENT WE WILL MONITOR BETTER TO MAKE SURE THAT THE RULES ARE ENFORCED.

CAMERAS WILL PREVENT FOR PEOPLE TO USE THE BUILDING AS A HOTEL. RESIDENTS COMPLAINED ABOUT SECURITY PERFORMANCE AND MR. GOLBERG EXPLAINED THE BOARD HAD MANY MEETINGS WITH THE SECURITY COMPANY AND THEY PROMISED THEY WILL DO BETTER BUT THEY DON'T TAKE CARE OF THE PROMISES MADE.

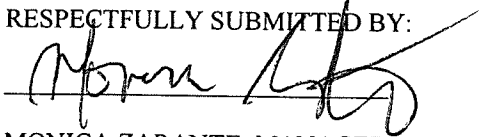
THE SECURITY COMMITTEE SUGGESTED HAVING TWO VOLUNTEERS HELPING WITH THE SHOPPING AND LUGGAGE CARTS.

MR. GOLBERG MADE A MOTION FOR THE BOARD TO APPROVE THE NEED FOR MORE CAMERAS SIX MEMBERS VOTED YES EXCEPT JOSE JABLONKI. ALEX KUSHNIR INITIALLY VOTED YES BUT THEN HE RETRACTED HIS VOTE.

THE BOARD CONTINUED WITH THE MEETING AND TALKED ABOUT THE MAINTENANCE CREW UNIFORMS.

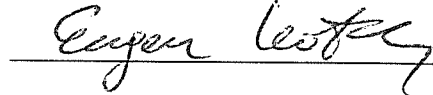
MR. GOLBERG MADE A MOTION TO ADJOURN THE MEETING, MOTION WAS APPROVED AND MEETING WAS ADJOURNED AT 8:54 PM

RESPECTFULLY SUBMITTED BY:



MONICA ZARANTE, MANAGER

APPROVED BY:



EUGENE KOTLYAR, SECRETARY