

Winston Towers 600 Board of Directors Meeting

May 23, 2020

11:34 AM, Virtual Meeting

Mr. Samuel Golberg called the meeting to order on Saturday, May 23, 2020, at 11:34 am, and roll was called Ms. Virginia Santoni , Mr. Seymon Peltz, Mrs. Dolores Bolano, Mr. Eugene Kotlyar, Mr. Samuel Golberg, Mrs. Patricia Samudio, Mrs. Rosana Rodriguez, Mrs. Yolanda Ruiz, and Mrs. Sophia David were present via GoToMeeting Conference Call. Before proceeding with the agenda Mr. Golberg provided some updates: the previously employee handbooks have been signed, and a copy has been given to each employee; the Association signed the contract with TOPS Management software, and the office employees are currently being trained; an email was sent to everyone offering gloves and wipes for sale at the office, payable with check only, limit one packet for person; in preparation for the opening of the office Tania has purchased disinfecting wipes to wipe down all areas after each person visits, and signs with the safety protocol have been posted in front of the elevators, mailroom, and other high traffic areas; Mr. Golberg has requested that the Security Committee begin looking for a security company to replace Elite Security, as well as set up a meeting with the Code Enforcement Committee to screen the web for transient rentals, such as Airbnb, and investigate how these websites can be alerted that these are prohibited in our building. Mr. Golberg presented the agenda:

1. Additional items for Rules and Regulations
2. Continuation of discussion on opening the building and Management office in light of COVID-19 situation.
3. M-09 unit and future plans for the unit.
4. Parking lots issues.
5. Discussion on Email from Sara Elnecave.

Mr. Golberg asked if those present had read, and approve, the agenda, and everyone was in favor, so the agenda was approved. The floor was then opened to discuss the first item on the agenda: additional items for Rules and Regulations. The proposed changes to the Rules and Regulation are as follows:

C. RESIDENT PARKING AND VEHICLE TRAFFIC

*ADD- Rule regarding parking reassignment while repairs are going on in the parking garage.

*This item will become #5 and the current #5 will move to #6 and all following items will be renumbered.

- 13- Unit owners can reserve the right to rent, or allow other residents to use, their unoccupied assigned parking space. The Association office must be notified ~~immediately~~ in writing prior to the rental, or usage allowance, taking place, and the Parking Space Rental document and the Vehicle Registration Document must be completed. This parking space rental, or usage allowance, will be in effect until the parking space owner notifies the Association office in writing that the rental, or usage allowance, has been rescinded or lapsed. If the vehicle continues to park after the rental period, or usage allowance, has lapsed, or has been rescinded, the vehicle will be considered an unauthorized vehicle and will be TOWED WITHOUT WARNING AT THE REQUEST OF THE SPACE OWNER, AND AT THE VEHICLE OWNER'S EXPENSE.

Mr. Golberg moved a motion to approve the proposed change to item 13 and the addition of the new rule to the Rules and Regulations, Ms. Santoni seconded the motion. Mr. Kotlyar, Mr. Peltz, Mrs. Rodriguez, Mrs. Ruiz, Mrs. Samudio, Mrs. Bolano, Mrs. David, Mr. Golberg, and Ms. Santoni unanimously voted in favor; the motion carried. Since we were on the subject of parking, Mr. Golberg explained that he is proposing that we adopt a new parking rental procedure where we take a picture of the parking before renting and charge one month's Security Deposit to paint and remove any stains upon lease expiration, as well as a new fee schedule dependent on rental time. A discussion ensued of how, and when, to implement the new schedule fee ensued. Mr. Golberg, then presented a motion to approve the new fee schedule. Mr. Kotlyar, Mrs. Bolano, Mr. Golberg, and Ms. Santoni voted in favor, Mr. Peltz, Mrs. Rodriguez, Mrs. Ruiz, Mrs. Samudio, and Mrs. David voted against; the motion did not carry. Considering that an extensive amount of time had been dedicated to this item and the new parking rental document, the matter was tabled for discussion until after a new proposal is e-mailed and deliberated.

Then we moved on to item two on the agenda: Continuation of discussion on opening the building and Management office in light of COVID-19 situation. Mr. Golberg explained that the Association office has 4 buyer's packets awaiting approval; these packets were deposited in early March but have not been processed, nor screened. One of the packets is from an investor that already owns a unit in the building. Since these packets were deposited a new one year moratorium on rentals was approved, and changes were made to the Bylaws. Mr. Golberg opened the floor for discussion whether we should consider these packets as grandfathered under the old bylaws, or should we apply the new rules. It was discussed that these packets have not been processed, nor screened, nor do we know if they are even complete. Mr. Golberg then moved a motion to inform all potential buyers that had deposited packets that there are new rules and bylaws, direct them to our website for the latest version, and ask them to resubmit the packets. Mr. Kotlyar, Mr. Peltz, Mrs. Rodriguez, Mrs. Ruiz, Mrs. Samudio, Mrs. Bolano, Mrs. David, Mr. Golberg, and Ms. Santoni unanimously voted in favor; the motion carried.

Lastly, we moved onto item number three: the future of unit M-09. Mr. Golberg explained that the Association lawyer informed that the correct procedure is that the Board take a vote, if the motion carries then all unit owners will have to be informed and then they would have to vote on what action to take, and $\frac{2}{3}$ of the unit owners would have to be in approval before any action is taken. Mr. Golberg then moved a motion to propose the sale of unit M-09 to all unit owners, and if approved, use the proceeds of the sale for the 40 Years Inspection Fund. Mr. Kotlyar, Mr. Peltz, Mrs. Rodriguez, Mrs. Ruiz, Mrs. Samudio, Mrs. Bolano, Mrs. David, Mr. Golberg, and Ms. Santoni unanimously voted in favor; the motion carried.

Considering the time allotted for the meeting had been met, the meeting was adjourned at 1:06 PM.

Minutes submitted by the secretary, Virginia Santoni

Virginia de Arzelle

Virginia Santoni, Secretary of the WT 600 Board of Directors

Samuel Golberg

Samuel Golberg, President of the WT 600 Board of Directors