

Winston Towers 600 Board of Directors Meeting

April 25, 2020

4:07 PM, Virtual Skype Meeting

Mr. Samuel Golberg called the meeting to order on Saturday, April 25, 2020, at 4:07 pm, and presented a motion to continue with yesterday's agenda, Mrs. Virginia Santoni seconded the motion.

Roll was called Mr. Samuel Golberg, Mr. Semyon Peltz, Mr. Eugene Kotlyar, Ms. Virginia Santoni, Mrs. Patricia Samudio, Mrs. Dolores Bolano, Mrs. Yolanda Ruiz, and Mrs. Sophia David, were present via Skype Video Conference Call; Mrs. Rosana Rodriguez was present via mobile phone.

Mr. Golberg presented a motion to begin the discussion and vote of the additional proposed changes to the Rules and Regulations, Mr. Kotlyar seconded the motion and the following were presented:

B. GUEST PARKING AND OVERNIGHT PARKING

6. GUEST PARKING has a flat rate according to the time of day and length of duration of parking; these are posted at the building gate. Failure to pay the correct parking fee will result in the guest being denied guest parking until debts are paid.
8. Parking payment can only be effected through credit card, debit card, or Money Order payable to Winston Towers 600 Condo Association; no cash allowed.
12. Fifteen (15) minute and handicapped parking spaces east of the lobby entrance are for guests and deliveries only. No vehicles with WT600 barcodes are permitted; any WT600 barcoded vehicle parked in these spaces will be TOWED WITHOUT WARNING, AND AT THE VEHICLE OWNER'S EXPENSE.
13. There is a four (4) hour courtesy parking limit on the handicapped parking space. If a vehicle will remain more than the allotted time, they must pay for parking according to the rates as indicated in article B-6, above.
14. There is a fifteen (15) minute courtesy parking limit on the 15-minute parking space. If a vehicle will remain more than the allotted time, it must be moved to the guest parking area and must pay for parking according to the rates as indicated in article B-6, above. Any vehicle violating the time limit, and not moved, will be TOWED WITHOUT WARNING, AND AT THE VEHICLE OWNER'S EXPENSE.

C. RESIDENT PARKING AND VEHICLE TRAFFIC

8. **AUTOMOBILES BELONGING TO RESIDENTS (OWNERS OR RENTERS) MUST AT ALL TIMES BEAR THE IDENTIFYING BARCODE READER ON THEIR VEHICLES. THIS BARCODE READER MUST BE DISPLAYED ON THE OUTSIDE OF THE GLASS**

ON THE LEFT SIDE PASSENGER'S WINDOW. THE BARCODE IS AVAILABLE AT THE ASSOCIATION OFFICE FOR A NON-REFUNDABLE ISSUANCE FEE. SECURITY PERSONNEL WILL PLACE THE BARCODE LABEL ON THE CAR ONCE PAYMENT HAS BEEN RECEIVED BY THE ASSOCIATION. NONCOMPLIANCE WILL BE REPORTED IMMEDIATELY, AND IS SUBJECT TO FINES.

13. Unit owners can reserve the right to rent their unoccupied assigned parking space. The Association office must be notified immediately, and the Parking Space Rental document and the Vehicle Registration Document must be completed. This parking space rental will be in effect until the parking space owner notifies the Association office in writing that the rental has been rescinded or lapsed. If the vehicle continues to park after the rental period 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.
14. Any two-wheeled motor vehicles, such as but not limited to motorcycles, scooters, mopeds, and motorized bicycles, shall be parked in the designated motorcycle parking or in the unit's assigned parking space, if it is not otherwise occupied by a four-wheeled motor vehicle. At no time can the vehicle be rested against any of the walls of the condominium or parked in any of the common area's grass, stone or walking areas even if it does not present an obstacle to vehicular or pedestrian circulation. Residents that own both a four-wheeled motor vehicle and a two-wheeled motor vehicle must rent an additional space for the two-wheeled motor vehicle.
15. Any unauthorized vehicle parked in a unit's assigned space will be TOWED WITHOUT WARNING AT THE REQUEST OF THE SPACE OWNER, AND AT THE VEHICLE OWNER'S EXPENSE.

D. POOL AND DECK AREAS

8. Food and drinks, except bottled water in plastic containers, are not permitted in the swimming pool or on the patios, walkways, or other common area adjacent to the swimming pool.
13. All persons must wear shoes and be dry when going to and from the pool and deck area. Women bathers must be covered with a beach robe or similar attire. Men must wear tops.

Mrs. Santoni, Mr. Kotlyar, Mrs. Ruiz, Mr. Peltz, Mrs. David, Mrs. Samudio, Mrs. Bolano, Mrs. Rodriguez, and Mr. Golberg unanimously agreed in favor of adopting the above mentioned changes to the Rules and Regulation.

The Board could not agree on following proposed changes, so it was decided that they will be tabled until further investigation, and possible alternatives can be found, at which time a new vote will be taken.

D. BICYCLES AND OTHER WHEELED VEHICLES

5. Bicycles shall be carried when being transported; they may only be transported in the east and west service elevators and may only enter the building through the east and west doors. Bicycles shall **not** be transported, nor entered, through the lobby.

6. Bicycles shall **not** be ridden in elevators, through hallways, or any common areas including, but limited to, parking lots and walking paths.

G. OTHER RECREATION AREAS

6. There is a cleaning deposit that must be paid prior to the use of the barbecues, and surrounding areas. The deposit is refundable after the barbecue, and surrounding areas, have been inspected and found no damages, and the area left in the same condition it was received. Residents who use the barbecue, and surrounding areas, without paying the deposit will be automatically fined, and are liable for any costs associated with the cleaning of the same.
7. No more than 3 people can use the barbecue and surrounding areas at the same time. The use of the barbecues by more than 3 people will be considered a social gathering and is subject to party rules.

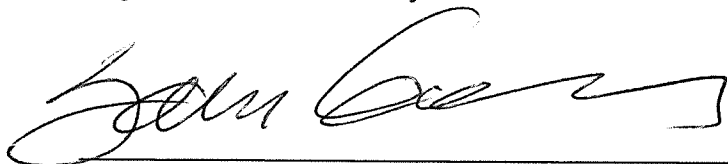
Since the meeting was over by 5 minutes, and several of the members had to leave, it was decided to reconvene tomorrow at 11:00 am to finish discussion of pending items.

The meeting was adjourned at 5:37 PM.

Minutes submitted by the secretary, Virginia Santoni



Virginia Santoni, Secretary of the WT 600 Board of Directors



Samuel Golberg, President of the WT 600 Board of Directors