

WINSTON TOWERS 600 CONDOMINIUM

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MINUTES OF 04/24/19

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, RUTH
MATITYAHU, ROSANA RODRIGUEZ AND VIRGINIA SANTONI. JOSE JABLONKI WAS ABSENT.
THERE WAS A QUORUM OF THE BOARD.

SECRETARY MR. KOTLYAR READ THE 4/10/19 MINUTES AND HE MADE A MOTION TO APPROVE
THEM, PRESIDENT MR. GOLBERG SECONDED, ALL BOARD MEMBERS APPROVED AND THE
MINUTES WERE APPROVED AS READ.

PRESIDENT MR. GOLBERG GAVE HIS PRESIDENT REPORT. HE THANKED EDWARD FROM 1514 AND
SUZY FROM 0814 FOR THEIR HELP IN ORGANIZING THE 4/14/19 PICNIC FOR THE RESIDENTS WHO
ENJOYED IT VERY MUCH AND HE SAID IT WAS A GREAT SUCCESS.

MR. GOLBERG TALKED ABOUT THE WAY THE SHOPPING AND LUGGAGE CARTS ARE BEING
HANDLED; SOMETIMES THEY CANNOT BE FOUND AS RESIDENTS TAKES THEM AND DON'T
RETURN THEM IN A TIMELY MANNER. HE PROPOSED TO NUMBER THEM AND TO HAVE SECURITY
LOG EVERY TIME SOMEONE REQUESTS ANY OF THEM BY NUMBER SO THEY WILL CALL THE
PERSON IF THE CART IS NOT RETURNED. THIS SUGGESTION WAS APPROVED BY ALL PRESENT
AND IT WILL BE ADDED TO THE NEW RULES AND REGULATIONS.

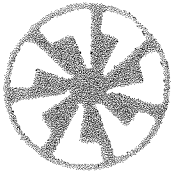
IN ANOTHER SUBJECT MR. GOLBERG EXPLAINED THAT THE CPA INFORMED HIM THAT WE ARE
\$70,000.00 IN NEGATIVE DUE TO THE SITUATION WITH UNIT 2017 WHICH WAS BEING HANDLED BY
THE ATTORNEYS FOR A LONG TIME AND FINALLY THE PREVIOUS BOARD AGREED TO SETTLE
FOR \$20,000.00. SO THE ASSOCIATION HAS TO ABSORB THE NON- COLLECTED MONEYS. ALSO WE
HAVE MANY UNIT OWNERS THAT PAYS THEIR MAINTENANCE FEES IN ADVANCE.

PRESIDENT GOLBERG MENTIONED THAT ONE MAJOR COMPLAINT OF SOME OF THE CONDO
OWNERS INDEPENDENT GROUP WAS ABOUT THE BUILDING NOT HAVING A SUGGESTIONS BOX.
ONE WAS PLACED BY THE LOBBY FRONT DESK SINCE THE NEW BOARD IS IN PLACE AND HE
CHECKS IT DAILY AND NOT ONE SUGGESTION HAS BEEN PLACED IN THE BOX.

THEN MR. GOLBERG TALKED ABOUT THE STATUS WITH THE PEDESTRIAN BRIDGE; HE
EXPLAINED THE ATTORNEYS ARE STILL WORKING ON THIS AND WILL HAVE ALL THE LEGAL
DOCUMENTS READY PROBABLY BY MAY 2019.

ALSO, M. GOLBERG MENTIONED THAT THE BOARD HAD A MEETING WITH THE ATTORNEYS
HANDLING THE IRMA CLAIM AND THEY SAID THEY WILL HAVE PROBABLY A RESOLUTION OF
THE CLAIM BY MAY 2019.

PRESIDENT GOLBERG EXPLAINED THAT THE BUILDING INSURANCE HAS BEEN RENEWED AND
THE BOARD CONTINUED USING THE SAME BANK FOR THE INSURANCE LOAN AS IT HAS BEEN
DOING FOR OVER SIX YEARS NOW.



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TREASURER MRS. BOLANO GAVE HER FINANCIAL REPORT. SHE CONFIRMED THE FIGURES PRESIDENT GOLBERG MENTIONED EARLIER IN THE MEETING ABOUT THE -\$70,000.00 DEFICIT FOR THE MONTH. SHE SAID THE BUILDING IS BEING RUN WITH THE MAINTENANCE PAID IN ADVANCE AND THAT SHE WORRIES WHAT THE SITUATION WILL BE AT THE END OF THE YEAR WHEN ALL THOSE MONEYS HAVE BEEN USED AND APPLIED TOWARDS THE MAINTENANCES. SHE ALSO MENTIONED THAT SHE HOPES THE WATER BILL WILL DECREASE AS THE PREVENTIVE MAINTENANCE INSPECTIONS HAVE STARTED.

TREASURER DOLORES TALKED ABOUT SOME SUGGESTIONS THE FINANCIAL COMMITTEE IN WHICH SHE IS THE CHAIR PERSON, WOULD LIKE FOR THE BOARD TO TAKE INTO CONSIDERATION. THEY ARE:

- NO SALARY INCREASE FOR ANY EMPLOYEE THIS YEAR
- TO DISCUSS WITH THE CURRENT INSURANCE BROKER A WAY TO LOWER THE COST OF THE EMPLOYEES' HEALTH INSURANCE
- TO REVIEW THE CONTRACT FOR THE WASHING MACHINES
- TO REVIEW THE ACCOUNTS FOR DOGS AND STORAGES' RENTALS
- TO REVIEW THE SITUATION WITH THE PARKING SPACES; MAYBE SOME OWNERS WOULD LIKE FOR THE ASSOCIATION TO RENT THEIR SPACES FOR THEM
- TO CREATE A JOB DESCRIPTION FOR THE EMPLOYEES' POSITIONS AND THE MANAGER WILL SUPERVISE.
- TO LOOK FOR A JANITORIAL CLEANING COMPANY. WE HAVE ALREADY FIVE PROPOSALS AND WILL START INTERVIEWING THEM VERY SOON. THIS WILL INCREASE THE MONTHLY EXPENSES BUT IT WILL ELIMINATE THE OVER-TIME AND THE MAINTENANCE CREW WILL DO THEIR JOBS WHICH IS NECESSARY FOR THE BUILDING
- TO ELIMINATE TEMPORARILY THE DOORMAN POSITION

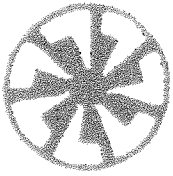
AFTER TREASURER DOLORES FINISHED WITH HER FINANCIAL REPORT, MR. GOLBERG ASKED IF ANY OTHER COMMITTEE WOULD LIKE TO MAKE A REPORT. THEY SAID NO

PRESIDENT GOLBERG MADE A MOTION TO DISCUSS THE SUGGESTIONS OF THE FINANCIAL COMMITTEE AND SECRETARY MR. KOTLYAR SECONDED. THEN DIRECTOR MR. KUSHNIR SUGGESTED FOR TIMERS TO BE INSTALLED BY THE TRASH ROOM ON THE FLOORS, MR. GOLBERG TOLD HIM THE OFFICE IS ALREADY WORKING ON THAT.

MR. GOLBERG EXPLAINED TO ALL PRESENT THAN HIM AND TREASURER DOLORES ARE SIGNING EVERY CHECK AND CHECKING ALL INVOICES, VERIFYING WHAT IS EVERY CHECK FOR AND WHO IS GETTING PAID.

TREASURER MRS. BOLANO EXPLAINED ONCE AGAIN THAT WE HAVE FIVE JANITORIAL PROPOSALS AND BY NEXT WEEK PROBABLY THE BOARD WILL MEET THEM TO INTERVIEW AND SEE WHICH THE BEST OPTION IS.

MR. GOLBERG SAID THE BOARD WILL LOOK FIRST FOR SAVINGS; EITHER WE LOWER THE EXPENSES BUT IF THIS IS NOT FEASIBLE THEN THE INCOME WILL HAVE TO BE INCREASED HE SAID. THE INCREASE CAN BE DONE FOR EXAMPLE BY IMPOSING FINES, BY INCREASING THE MAINTENANCE FEES, BY LEAVING A SPECIAL ASSESSMENT.



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MR. GOLBERG ALSO MENTIONED THAT MANY PEOPLE COMPLAINT ABOUT THE DOGS BUT WE CANNOT GET THE VIOLATORS IN MOST OF THE INCIDENTS AS WE HAVE NO CAMERAS ON THE HALLS. HE SAID IF WE WANT TO HAVE MORE CONTROL ON THIS SUBJECT WE WILL NEED TO INSTALL SURVEILLANCE CAMERAS ON THE FLOOR HALLWAYS. MR. GOLBERG ALSO MENTIONED THAT WE NEED TO HIRE A FULL TIME PAINTER AS MANY THINGS NEED TO BE PAINTED AND RE-TOUCHED.

CONTINUING WITH THE SUGGESTIONS BY THE FINANCIAL COMMITTEE MR. GOLBERG ONCE AGAIN MADE A MOTION TO APPROVE THEM AND SECRETARY MR. KOTLYAR SECONDED. ALL PRESENT BOARD MEMBERS APPROVED FOR THE RECOMMENDATIONS OF THE FINANCIAL COMMITTEE TO BE IMPLEMENTED IMMEDIATELY.

MR. GOLBERG ALSO MADE A MOTION TO APPROVE THE CHARTERS FOR ALL FORMED COMMITTEES, MRS. SANTONI SECONDED AND ALL MEMBERS APPROVED.

THEN DIRECTOR MRS. SANTONI TALKED ABOUT THE CHANGES BEING MADE TO THE RULES AND REGULATIONS. SHE READ THE NEW CHANGES (SEE ATTACHED) AND ADDED THE ONE ABOUT THE SHOPPING CARTS. SHE EXPLAINED ABOUT THE FINES AND FEES WHICH WILL NOT BE STIPULATED ON THE BYLAWS AS THEY MAY CHANGE IN THE FUTURE AND WE CANNOT BE CHANGING THE BYLAWS SO OFTEN. INSTEAD, SHE SAID SHE WILL CREATE A FEE AND FINES SCHEDULE TO BE POSTED ON THE BUILDING'S WEBSITE AND BY THE ASSOCIATION OFFICE.

SECRETARY MR. KOTLYAR TALKED ABOUT WAYS TO MAKE THE BUILDING A SMOKELESS BUILDING AND MRS. SANTONI EXPLAINED SHE ALREADY CONTACTED A GOVERNMENT AGENCY WHO IS HELPING HER AND ADVISING HER ON THE STEPS NEEDED AND CHECKING ALL NEW LAWS FOR THIS TO BE POSSIBLE. SHE IS WAITING FOR THE RESULTS FROM THE STATE.

PRESIDENT MR. GOLBERG MADE A MOTION FOR ALL CHANGES MADE TO THE RULES AND REGULATIONS BE APPROVED BY THE BOARD AND ALL MEMBERS PRESENT APPROVED.

MR. GOLBERG MENTIONED ONCE AGAIN THAT THE FINANCIAL COMMITTEE ASKED FOR THE DOORMAN POSITION TO BE TEMPORARILY ELIMINATED, MRS. SANTONI SECONDED AND ALL MEMBERS PRESENT APPROVED EXCEPT RUTH MATITYAHU.

MR. GOLBERG MADE A MOTION TO ADJOURN THE MEETING ALL MEMBERS APPROVED AND THE MEETING WAS ADJOURNED AT 8:34 PM.

RESPECTFULLY SUBMITTED BY:

MONICA ZARANTE, MANAGER

APPROVED BY:

EUGENE KOTLYAR, SECRETARY