



# WINSTON TOWERS 600 CONDOMINIUM

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## MINUTES OF FEBRUARY 25, 2020 ANNUAL UNIT OWNERS MEETING AND ELECTION OF BOARD OF DIRECTORS

ATTORNEY ERIC STEIN REQUESTED FROM THE PRESIDENT AUTHORITY TO CONDUCT THE ANNUAL MEETING AND ELECTIONS. PRESIDENT SAMUEL GOLBERG AUTHORIZED ATTORNEY ERIC STEIN TO CONDUCT THE ANNUAL MEETING AND ELECTION PROCESS. THE MEETING WAS COMMENCED AT 7:00PM BY ATTORNEY ERIC STEIN. PRESENT TO ASSIST WAS AMANDA BENDER FROM ATTORNEY ERIC STEIN'S OFFICE.

REGISTRATION AND ACCEPTANCE OF BALLOTS FROM UNIT OWNERS WAS TERMINATE IMMEDIATELY AFTER LAST CALL FOR BALLOT SUBMISSIONS AND PRIOR TO THE FIRST ENVELOPE UNIT # BEING ANNOUNCED BY ATTORNEY STEIN.

ATTORNEY STEIN VERIFIED THE PROOF OF NOTICE AND THAT WE HAD IN EXCESS OF THE REQUIRED 20% QUORUM TO CONDUCT THE ELECTION. HE ASKED FOR VOLUNTEERS TO COUNT THE BALLOTS; THE THREE UNIT OWNERS THAT VOLUNTEERED WERE: MARVIN ZUBISKY, UNIT #1714, SIPRO MATATOV, UNIT #1519 AND VILMA BOETTCHER, UNIT # L-17. ALSO ASSISTING WITH BALLOT COUNT: AMANDA BENDER FROM ATTORNEY ERIC STEIN'S OFFICE AND TOM MASON, PROPERTY MANAGER OF WINSTON TOWERS 600 CONDOMINIUM. THE ATTORNEY GAVE THE VOLUNTEERS INSTRUCTIONS ON THE PROCEDURE FOR OPENING AND COUNTING THE BALLOTS.

ATTORNEY STEIN PROVIDED ALL VOLUNTEERS WITH THE UNIT OWNERS' LIST INFORMATION ON RECORD. HE THEN CALLED OUT THE OUTER BALLOT ENVELOPE UNIT #S RECEIVED FOR THE VOLUNTEERS TO VERIFY THAT THERE WERE NO DUPLICATES. ALL ENVELOPES WERE CHECKED FOR SIGNATURES BEFORE THE UNIT # WAS CALLED OUT AND THOSE WITHOUT SIGNATURE WERE REMOVED AS INVALID.

THE OUTSIDE ENVELOPES WERE NEXT OPENED AND THE BALLOT ENVELOPES SEPARATED. ONCE ALL OUTSIDE ENVELOPES WERE COLLECTED, THEY PROCEEDED TO OPEN THE INNER BALLOT ENVELOPES. THE VOLUNTEERS RECORDED THE BALLOTS CAST FOR EACH OF THE 8 CANDIDATES AS ATTORNEY STEIN CALLED THEM OUT FROM THE INDIVIDUAL BALLOTS. BALLOTS CASTING VOTES FOR MORE THAN 5 CANDIDATES WERE REMOVED AS INVALID.

AFTER ALL THE BALLOTS WERE COUNTED THE TOTALS WERE CHECKED AND ATTORNEY ERIC STEIN IDENTIFIED THE 5 HIGHEST NUMBER OF BALLOT RECEIPTS AS: SOPHIA DAVID, #1211 WITH 109 VOTES, SEMYON PELTZ, #1111 WITH 78 VOTES, YOLANDA RUIZ, #2218 WITH 100 VOTES, PATRICIA SAMUDIO, #401 WITH 110 VOTES AND VIRGINIA SANTONI, #408 WITH 96 VOTES. ATTORNEY ERIC STEIN DECLARED THIS GROUP TO BE THE ELECTION WINNERS AND NEW MEMBERS OF THE BOARD OF DIRECTORS. CANDIDATES ROLAND ELENCAVE, #0719 GOT 56 VOTES, MIRTA JABLONKI, #919 GOT 23 VOTES AND EDWARD MICZEK, #1514 GOT 49 VOTES.

THE MEETING WAS ADJOURNED AT 9:48 PM.

RESPECTFULLY SUBMITTED,

EUGENE KOTLYAR, SECRETARY  
BOARD OF DIRECTORS

WINSTON TOWERS 600 CONDOMINIUM ASSOCIATION, INC.