

WINSTON TOWERS 600 CONDOMINIUM

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MINUTES OF 05/16/19 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, JOSE JABLONKI AND VIRGINIA SANTONI WAS PRESENT VIA
SPEAKER PHONE. THERE WAS A QUORUM OF THE BOARD.

SECRETARY MR. KOTLYAR READ THE 4/24/19 MINUTES. PRESIDENT GOLBERG MADE A MOTION
TO APPROVED THE MINUTES AS READ AND ALL BOARD MEMBERS APPROVED AND THE MINUTES
WERE APPROVED AS READ.

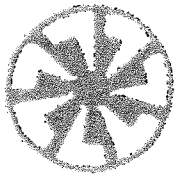
PRESIDENT MR. GOLBERG GAVE HIS REPORT. HE THANKED THE RESIDENTS ATTENDING THE
MEETING AND THOSE WATCHING ON THE IN-HOUSE TV CHANNEL. HE ALSO THANKED ALL
MEMBERS IN EACH COMMITTEE FOR THEIR HARD WORK AND COLLABORATION.

MR. GOLBERG MENTIONED THAT FOR THE LAST FOUR MONTHS OF THE YEAR THE BUILDING IS
RUNNING WITH A \$83,000.00 DEFICIT. HE SAID SOMETHING WILL HAVE TO BE DONE SOON BUT
MEANWHILE WE ARE WAITING FOR THE RESULTS OF THE IRMA INSURANCE CLAIM AND FOR THE
MONEY OF THE PEDESTRIAN BRIDGE. ALSO, HE EXPLAINED THAT IN TOP OF THE \$83,000.00
DEFICIT THE ASSOCIATION HAD TO BORROW \$525,000.00 TO PAY FOR THE BUILDING INSURANCE
AND THAT WE HAVE TO PAY \$4,300.00 AS THE LOAN WAS NOT ENOUGH TO PAY THE INSURANCE
AND WE WILL HAVE TO PAY MONTHLY \$48,000.00 TO THE BANK

PRESIDENT GOLBERG TALKED ABOUT THE RULES AND REGULATIONS THAT THE BOARD HAVE
BEEN WORKING ON WITH THE ATTORNEY. THE RULES AND REGULATIONS ARE OVER 20 YEARS
OLD AND OUT DATED. HE MENTIONED SECURITY NEEDS TO BE PROVIDED WITH TOOLS TO
ENFORCE THE RULES AND REGULATIONS. HE MENTIONED ABOUT SOME RESIDENT'S
COMPLAINTS ABOUT THE DOGS, OF PEOPLE SMOKING, AND OF SOME PEOPLE PARKING
UNAUTHORIZED IN OTHER'S RESIDENTS PARKING SPACES. HE EXPLAINED TO THE RESIDENTS
THAT THE ASSOCIATION HAS ONLY ONE HANDICAPPED SPACE AND IS FOR VISITORS ONLY FOR A
MAXIMUM OF FOUR HOURS AND IT IS NOT FOR RESIDENTS TO USE AS THEY PLEASE. HE SAID
SECURITY WILL START ENFORCING ALL RULES AND REGULATIONS AND ASKED FOR RESIDENTS
NOT TO ABUSE THE SECURITY AS THEY ARE ONLY DOING THEIR JOB.

TRESURER DOLORES GAVE HER FINANCIAL REPORT. SHE MENTIONED THE ELECTRICITY AND
THE WATER BILL HAVE COME DOWN. SHE ALSO EXPLAINED AS OF APRIL 30, 2019 WE HAVE AN
\$83,000.00 DEFICIT AND THAT IS HARD TO LOWER EXPENSES, ALSO WE HAD SOME UNEXPECTED
EXPENSES AS THE AIR CONDITIONER IN THE MAIL ROOM THAT HAD TO BE REPLACED AND WE
HAD TO CHANGE ALL METAL COVERS THROUGHOUT THE PROPERTY AS THE CITY REQUESTED.
SHE ALSO MENTIONED THE WASHING MACHINES IN THE LAUNDRY ROOM HAVE BEEN REPAIRED
AND SOON TOTAL WILL REPLACE THE WATER HEATER. REGARDING THE GROUP INSURANCE
FOR THE EMPLOYEES, THE FINANCIAL COMMITTEE RECOMMENDED TO ACCEPT A QUOTE FROM
UNITED HEALTH GROUP AT A LOWER COST TO THE ASSOCIATION. ALSO THE BOARD HAS
INTERVIEWED SIX JANITORIAL COMPANIES AND VERY SOON THEY WILL HAVE A DECISION.

PRESIDENT GOLBERG TALKED ABOUT THE FIRST ITEM IN THE AGENDA TO DISCUSS THE
SMOKING POLICY. DIRECTOR VIRGINIA MENTIONED THAT SMOKING ON THE BALCONIES IS NOT
ALLOWED. THERE IS A LAW THAT NO ONE SHOULD SMOKE IN ANY OF THE COMMON AREAS.
THE BOARD IS GETTING INFORMATION ABOUT HOW TO MAKE THE BUILDING A SMOKELESS
BUILDING WITH THE HEALTH OF THE ASSOCIATION ATTORNEY AND THE HEALTH DEPARTMENT.



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WE ARE CHECKING HOW THIS CAN BE LEGALLY DONE AND AS SOON AS WE HAVE MORE INFORMATION WE WILL PROVIDE IT TO ALL RESIDENTS MR. GOLBERG SAID. HE ALSO EXPLAINED THAT THE BOARD CAN REGULATE THE USE OF THE BALCONIES, FOR EXAMPLE NOT TO ALLOW RESIDENTS TO HAVE BICYCLES OR TO HANG CLOTHES TO DRY; SO THE BOARD JUST BY MAJORITY CAN RESTRICT THE SMOKING ON THE BALCONIES ASS THEY ARE A LIMITED COMMON AREA. MR. GOLBERG INFORMED ALSO THAT HE HAD A MEETING WITH A REPRESENTATIVE FROM TOBACCO FREE FLORIDA AND THAT SHE OFFERED TO ATTEND OUR MEETINGS SHOULD WE NEED FOR HER TO EXPLAIN ALL RULES AND LAWS AND ABOUT THE PROCESS TO MAKE THE BUILDING A SMOKELESS ONE.

MR. GOLBERG TALKED ABOUT SOME SUGGESTIONS MADE BY THE FINANCIAL COMMITTEE:

1- TO INCREASE THE GUEST PARKING FEES FROM \$3.00 DAY TIME TO \$4.00 AND FROM \$7.00 -- OVERNIGHT TO \$8.00.

2- TO CHANGE THE INSURANCE COMPANY FOR THE WT, EMPLOYEES

ALL PRESENT BOARD MEMBERS VOTED AND APPROVED OF THESE SUGGESTIONS.

ALSO THE COMMITTEE IS CHECKING ALL PARKINGS AND STORAGES RENTED BY THE ASSOCIATION TO THE RESIDENTS.

PRESIDENT GOLBERG ALSO EXPLAINED THAT THE BOARD IS LOOKING FOR CREDIT CARD COMPANIES SO WE CAN START USING THE DEBIT/CREDIT CARD SYSTEM AND THAT THE BOARD WILL START INTERVIEWING CAMERA COMPANIES TO CHECK ON ANY NEW SYSTEMS THAT CAN BE IMPLEMENTED FOR THE BUILDING. WITH THE CAMERAS HE SAID IT WILL BE EASIER TO DETECT THOSE UNITS THAT OWNERS RENT AS A HOTEL AND TO PREVENT OUR BUILDING TO BECOME A HOTEL.

PRESIDENT GOLBERG INFORMED THE RESIDENTS THAT THE SECURITY OFFICERS NOW ARE USING BODY CAMERAS. THEY WILL FILM WHENEVER THERE IS AN INCIDENT AND WHEN THEY HAVE TO ENTER A UNIT FOR INCIDENTS, EMERGENCIES, AND INSPECTIONS. MR. GOLBERG EXPLAINED THERE ARE MANY THINGS TO DO. ALSO THAT OWNERS ALLOWED TO HAVE DOGS MUST FOLLOW THE RULES GIVEN WHEN THEY WERE GRANTED THE PERMISSION.

THE BOARD IS ALSO LOOKING TO PLACE ADDENDUMS IN ALL RENTER'S CONTRACTS: TO CHECK IF THE RENTER SMOKES, AND FOR THE RENTERS NOT TO HAVE DOGS. THIS OF COURSE WILL BE CHECKED BY THE ASSOCIATION ATTORNEY AND ONCE HE ADVISES US THAT THIS IS LEGAL, WE WILL ENFORCE IT.

REGARDING THE PEDESTRIAN BRIDGE, MR. GOLBERG INFORMED THAT THERE HAS BEEN SOME DELAYS DUE TO THE CHANGE OF THE CITY'S ATTORNEY AND THAT HOPEFULLY WE WILL HAVE A CLOSING DATE SOON. THE MONEY FROM THE PEDESTRIAN BRIDGE WILL BE DEPOSITED IN AN ESCROW ACCOUNT AND THERE WILL BE A MEETING AMONG THE BOARD TO DECIDE THE USE FOR THAT MONEY.

A RESIDENT ASKED IF THE BOARD WAS PLANNING TO HAVE SOME CHANGES AMONG THE WT600 EMPLOYEES AND THEY SAID NO.

MR. GOLBERG MADE A MOTION TO ADJOURN THE MEETING ALL MEMBERS APPROVED AND THE MEETING WAS ADJOURNED AT 9:24 PM.

RESPECTFULLY SUBMITTED BY:

MONICA ZARANTE, MANAGER

APPROVED BY:

EUGENE KOTLYAR, SECRETARY