

WINSTON TOWERS 600 CONDOMINIUM

219-174<sup>th</sup> STREET • SUITE 1701 • BEACH, FLORIDA 33416

TEL: (704) 433-1744

FAX: (704) 433-1744

E-mail: [winston600@the-beach.net](mailto:winston600@the-beach.net)

[WWW.WINSTONTOWERS600.ORG](http://WWW.WINSTONTOWERS600.ORG)

MINUTES OF 04/10/19

WINSTON TOWERS 600 CONDOMINIUM ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING

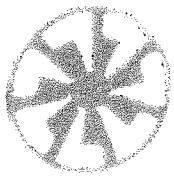
PRESIDENT SAMUEL GOLBERG STARTED THE MEETING AT 7:02 PM  
SECRETARY EUGENE KOTLYAR CALLED THE ROLL. ALL NINE BOARD MEMBERS WERE  
PRESENT SO THERE WAS A QUORUM OF THE BOARD.

SECRETARY MR. KOTLYAR READ THE 3/27/19 MINUTES AND HE MADE A MOTION TO  
APPROVE THEM, TREASURER MRS. BOLANO SECONDED, ALL BOARD MEMBERS  
APPROVED AND THE MINUTES WERE APPROVED AS READ.

PRESIDENT MR. GOLBERG GAVE HIS PRESIDENT REPORT. HE EXPLAINED TO THOSE  
PRESENT ABOUT THE APRIL 4/14/19 PICNIC FOR ALL RESIDENTS, TO BE TAKEN PLACE BY  
THE POOL DECK. HE MENTIONED THERE WERE TWO SIGNING SHEETS BY THE LOBBY  
FRONT DESK TO BE SIGNED BY THE RESIDENTS; ONE FOR ATTENDING AND THE OTHER  
ONE FOR THE DISHES RESIDENTS WERE BRINGING TO THE PICNIC.  
MR. GOLBERG INFORMED THE RESIDENTS THAT THE BOARD IS STILL WORKING WITH  
THE CHARTERS FOR EACH COMMITTEE AND THAT HE HOPES THAT BY THE END OF THE  
MONTH ALL COMMITTEES CHARTER WILL BE APPROVED. THE COMMITTEES SO FAR HE  
SAID, ARE WORKING HARD ON THE TASKS AT HAND. MR. GOLBERG EXPLAINED THAT  
THE CONSTRUCTION COMMITTEE WILL BE ASSIGNING THE PRICES AND COSTS FOR  
THINGS THAT WE NEED TO DO OF COURSE IN ORDER OF PRIORITY. THE SECURITY  
COMMITTEE ALREADY MET WITH THE SECURITY COMPANY AND THEY SAID THEY WILL  
COOPERATE WITH US. AS WE HAVE MANY PROBLEMS WITH DOGS, WITH PEOPLE  
COMING INTO THE LOBBY AND SECURITY IS NOT ASKING THEM WHO THEY ARE OR  
WHERE THEY ARE GOING. IN FACT MR. GOLBERG SAID THE SECURITY IS NOT WORKING  
TO THE BUILDING'S STANDARDS. THE SECURITY COMPANY MENTIONED AT THE  
MEETING THEY WILL RE-TRAIN THEIR PERSONNEL AND ALSO WILL START USING BODY  
CAMERAS IN ALL SECURITY PERSONNEL OF COURSE WITH THE BOARD APPROVAL. THE  
SECURITY ALSO WAS ASKED TO MAKE REPORTS OF ANY INCIDENT THAT HAPPENS AND  
OR COMPLAINTS BY RESIDENTS.

CONTINUING WITH HIS REPORT, PRESIDENT GOLBERG TALKED ABOUT THE RULES AND  
REGULATIONS COMMITTEE WHICH IS WORKING HARD BY CHECKING ALL RULES AND  
REGULATIONS TRYING TO BRING THEM UP TO DATE WITH THE CURRENT TIMES. AND  
THEY WILL MAKE SURE BEFORE IMPLEMENTING ANY CHANGES THAT THEY ARE NOT  
BREAKING ANY LAWS. THEREFORE, ANY CHANGES DONE TO THE RULES AND  
REGULATIONS WILL BE REVIEWED AND CHECKED BY THE ASSOCIATION ATTORNEY.

MR. GOLBERG THANKED ALL BOARD MEMBERS THAT HAVE BEEN WORKING HARD.  
ALSO HE EXPLAINED THAT HE WILL BE AVAILABLE ON SUNDAYS FROM 1:00 PM TO  
2:00PM FOR ANY RESIDENT WHO WANTS TO COMMUNICATE WITH HIM.



# WINSTON TOWERS 600 CONDOMINIUM

219 - 174<sup>TH</sup> STREET • SUITE 210 • BEACH, FLORIDA 33410

TEL: (754) 833-1000

FAX: (754) 833-1010

E-mail: [winston600@the-beach.net](mailto:winston600@the-beach.net)

[WWW.WINSTONTOWERS600.ORG](http://WWW.WINSTONTOWERS600.ORG)

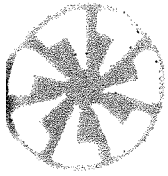
ALSO, MR. GOLBERG EXPLAINED THAT BY LAW THE BUILDING CAN CONTROL THE RENTAL REGULATIONS BETWEEN OWNERS AND TENANTS. REGARDING SOME OF THE NEW RULES THE BOARD WILL BE ENFORCING. ONE OF THEM WILL BE ABOUT THE DOGS WHICH NOW MUST BE TRANSPORTED IN A PET CARRIER WHEN COMING INTO OR OUT OF THE BUILDING. THE SECURITY PERSONNEL WILL NEED TO START MONITORING ON THOSE RESIDENTS WHO DON'T FOLLOW SO THEY WILL BE SENT VIOLATION LETTERS AND A MONETARY FINE WILL BE IMPOSED AFTER REPEATED OCCURRENCES OF THE SAME NATURE.

TREASURER DOLORES BOLANO GAVE HER FINANCIAL REPORT. SHE EXPLAINED THAT THERE IS NO MUCH CHANGE SINCE LAST MONTH. JUST SOME EXPENSES HAVE INCREASED SHE SAID LIKE THE LEGAL EXPENSE, ALSO THIS MONTH WE HAD TO PAY THE CPA YEAR 2018 AUDITING. MRS. BOLANO INFORMED THAT THE AIR CONDITIONER IN THE MAILROOM IS BROKEN AND NEEDS TO BE REPLACED AND WE HAVE COLLECTED PROPOSALS AND THE ESTIMATES RANGE FROM THE \$2,700 TO \$5,000. ALSO SHE SAID WE ARE COLLECTING ESTIMATES TO HIRE A JANITORIAL CLEANING COMPANY FOR THE BUILDING. CONTINUING WITH HER REPORT, TREASURER MRS. BOLANO MENTIONED THAT WE HAVE ALREADY STARTED WITH THE PREVENTIVE MAINTENANCE INSPECTIONS AND THAT BESIDES CHECKING FOR LEAKS IN THE UNITS WE ARE ALSO CHECKING THE FIRE ALARMS. SHE REMINDED THOSE PRESENT THAT THE INSPECTIONS ARE GOING TO BE DONE MONTHLY AND IF RESIDENTS FAILED TO CURE ANY LEAKS THEY WILL BE FINED. MRS. BOLANO ALSO INFORMED THAT THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 2018 ARE AVAILABLE AT THE OFFICE UPON REQUEST AND ARE ALSO POSTED ON THE ASSOCIATION'S WEBSITE.

PRESIDENT MR. GOLBERG CONTINUED EXPLAINING ABOUT THE RULES AND REGULATIONS AND MENTIONED THAT DIRECTOR VIRGINIA SANTONI WHO IS THE CHAIRMAN FOR THAT COMMITTEE HAS BEEN REVIEWING ALL RULES AND WITH THE HELP OF THE COMMITTEE MEMBERS HAS BEEN MAKING THE NECESSARY CHANGES.

DIRECTOR MRS. SANTONI EXPLAINED THE CHANGES BEING MADE LIKE THE NEW RULES ABOUT THE DOGS. ALSO SHE EXPLAINED ABOUT THE DIFFERENCE BETWEEN THE AMERICAN DISABLE ACTS AND THE EMOTIONAL SUPPORT PET. ALSO WITH ALL BOARD MEMBERS APPROVAL AT THE MEETING NOW THE CHILDREN UNDER FOURTEEN (14) YEARS OF AGE MUST BE ACCOMPANIED BY AN ADULT WHEN GOING TO THE POOL.

DIRECTOR NENEL BRISK ASKED WHAT WILL NEED TO BE DONE TO MAKE THE BUILDING A SMOKELESS BUILDING. DIRECTOR MRS. SANTONI EXPLAINED THAT FIRST A QUORUM OF THE BOARD MUST APPROVED ANY CHANGES FOR RENTAL POLICY AND 75% OF UNIT OWNERS MUST APPROVED OF THIS.



# WINSTON TOWERS 600 CONDOMINIUM

210-174<sup>th</sup> STREET • SUITE 201 • THE BEACH, FLORIDA 32160

TEL: (407) 253-1747

FAX: (407) 253-5110

E-mail: [winston600@the-beach.net](mailto:winston600@the-beach.net)

[WWW.WINSTONTOWERS600.ORG](http://WWW.WINSTONTOWERS600.ORG)

MRS. SANTONI KEPT READING THE NEW CHANGES TO THE RULES (SEE ATTACHED) WHICH WILL BE CHECKED BY THE ASSOCIATION ATTORNEY. PRESIDENT GOLBERG MADE A MOTION TO APPROVE THE NEW CHANGES (SEE ATTACHED) TO THE RULES AND REGULATIONS, AND ALL NINE BOARD MEMBERS APPROVED.

PRESIDENT MR. GOLBERG THEN READ THE WT600 FIDUCIARY DUTY RESOLUTION (SEE ATTACHED) HE MADE A MOTION FOR THIS TO BE APPROVED AND ALL BOARD MEMBERS APPROVED OF THIS MOTION. MR. GOLBERG SAID THIS WILL ALSO BE CHECKED BY THE ASSOCIATION ATTORNEY AND ADOPTED INTO THE BYLAWS ONCE THE ATTORNEY APPROVE OF IT.

CONTINUING WITH THE NEW RULES AND REGULATIONS REGARDING THE RENTAL POLICY, PRESIDENT MR. GOLBERG MADE A MOTION FOR THE BOARD TO APPROVE OF TWO CLAUSES TO BE ADDED AND ENFORCED ON ALL RENTAL LEASES. THE FIRST CLAUSE WILL BE FOR THE OWNERS NOT TO RENT TO TENANTS WHO SMOKE AND THE SECOND CLAUSE FOR THE TENANTS NOT TO HAVE DOGS. ONCE AGAIN THIS WILL NEED TO BE CHECKED BY THE ASSOCIATION ATTORNEY MR. GOLBERG EXPLAINED. DIRECTOR VIRGINIA SUGGESTED FOR THE BOARD TO SEND A NOTICE TO ALL CONDO OWNERS WHO RENT THEIR UNITS TO START ADDING THESE TWO CLAUSES TO THE NEW RENTALS. ALL BOARD MEMBERS APPROVED OF THIS MOTION EXCEPT DIRECTOR MR. JABLONKI.

ALSO PRESIDENT MR. GOLBERG MADE A MOTION ABOUT OWNERS WILL BE ALLOWED TO RENT ONLY ONCE A YEAR. MOREOVER, HE EXPLAINED THAT IN SOME STATES IS LEGAL IF A CONDO OWNER BUYS FOR INVESTMENT THEY GET A 10% SURCHARGED. HE SAID HE WILL CHECK IF THIS CAN BE APPLIED TO OUR CONDO RULES. OF COURSE ALL THESE CHANGES WILL BE CHECKED BY THE ATTORNEY.

PRESIDENT 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