

**-Wireworks Condominium Association  
Executive Board Meeting  
May 5, 2016  
Minutes**

**Call to Order-** The meeting was called to order at 6:35PM. In attendance was RMM Management member Ann Marie Fahringer and Board members Laurie Cannon, Jed Masloff, Joe Kilbride, Tom Monahan, and Kathie King.

**Old Business**

1. **Rental List** – a Rental List has been created to maintain a maximum of 49% rental units and minimum of 51% owner-occupied units. The number of units currently being rented stands at 49%; 3 unit owners have been placed on a waiting list to become a rental unit.
2. **Amendment** –the Corrective Amendment has been notarized and returned to the Attorney to be recorded.
3. **Cornice repair** – Race St cornice has been repaired; upon further examination a second cornice needs minor repairs; stucco will be repaired next week.

**New Business**

1. **Insurance Renewal** – the premium for the Master Plan renewal was \$13,000 lower than the amount budgeted.
2. **Facade Inspection** – the last inspection was completed in 2011. \$3,500 was budgeted for inspection this year; an inspection is not required this year.
3. **Radon Testing** – Mitigation company completed an inspection 5/5; an engineer will work with Mitigator to propose a solution to vent the radon from the unit.
4. **Preservation Alliance** – an inspection is expected this summer; the protective film on the street-level windows is deteriorating; the glass panel near the 3<sup>rd</sup> Street fire exit has been replaced.

**Financials**

1. **Budget Comparison/ General Ledger-** were review and all expenses are on target.

**Executive Session**

1. **Delinquency**-Management along with legal counsel is monitoring delinquent accounts.
2. **Marcus & Hoffman Update**-Monthly legal overview of delinquent status.

*These Minutes are not intended to be a verbatim transcription of the proceeding and discussions associated with the business on the Board's agenda; but rather, is a summary of the order of business and general nature of testimony, deliberation, and action taken.*

**Adjournment:** 7:45 PM

**Next Meeting:** TBD

Respectfully Submitted, Kathie King