

**Wireworks Condominium Association
Executive Board Meeting
September 20, 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: Kathie King, Jed Masloff, Joe Kilbride, Tom Monahan and newly appointed John DeSilvio.

Old Business

1. **Randon Mitigation-** Radon previously detected in the basement area has been completed.

New Business

1. **Tree Pruing & Replacement-** Ann Marie has scheduled the tree pruning of the courtyard trees. One tree in the Courtyard has died and will be replaced. The dead tree on Race Street and Third Street are the responsibility of the City of Philadelphia. Ann Marie has called the City for removal.
2. **Historical Association-** Ann Marie discussed the demands the Historical Association required from La Maison Masonry who has been working on the windows on Third Street.
3. **Annual Unit Inspection-** A date has been scheduled for maintenance to enter every Unit to check the performance of the flood stop valve and to confirm the Association has a working key for every Unit.
4. **FHA Recertification-** The FHA certification will expired in February. Ann Marie is working on the renewal application. An email will be sent to Unit owners once the certification process has been completed.
5. **Board Positions-** The Board recently appointed John DeSilvio to the Board. They elected to hold the following postions; Kathie King (President), Jed Masloff (Vice President) John DeSilvio (treasurer), Joe Kilbride (Secretary) and Tom Monahan (Member at Large)

Financials

1. **Budget Comparison/ General Ledger – The financials were reviewed and all expenses are on target.**
2. **Reserve –** The Board reviewed the Reserve Fund and is happy to announce the projected balance for 12/21/16 is estimated to be \$150,000.00
3. **2017 Operating Budget-** Ann Marie presented the preliminary budget for review. The Board has approved the budget. No increase in dues is planned for 2017.

Executive Session

1. **Delinquency-** The Board reviewed the current list of delinquent association dues. A number of delinquencies have been collected. Management, under the Board's direction, will continue to pursue delinquent fees per Wireworks policies.

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: 7:45PM
Next Meeting: TBD

Respectfully Submitted,
Joe Kilbride