

**Wireworks Condominium Association
Executive Board Meeting
March 30, 2017
Minutes**

Call to Order- The meeting was called to order at 6:30 PM. In attendance was RMM Management member Ann Marie Fahringer and Board members Kathie King, Joe Kilbride, Tom Monahan and Rich Mattio.

Information Items

- Duct Cleaning- Slightly behind schedule. Completion will be an extra 1 or 2 days.
- Small leak in ceiling on 3rd floor being addressed.
- New Smoke Heads- One floor per year has been addressed. C level is the last floor to be replaced and will be completed this year.

Old Business

313 development project-

- Some damages to driveway and fence. Dom has stated he will reimburse for damages, he has been very responsive.
- Everything is being documented.
- Sink holes under driveway (preplanning repairs)
- Photos being taken to document all visible damage
- Slight delay in project due to a special piece of steel being delivered.

2017 Capital Projects-

- Electrical panel replacement complete
- Brick pointing work not yet scheduled. Coordinating with 313 Race project.

New Business

- Elevator Floor- Replacing floor in April.
- Surge Suppressors/ Chase Monitor- For elevator, under investigation.
- Insurance Renewal (5,674 surplus)- Policy renews April 1 and is less than budgeted.
- Fifth Floor Odor- Under investigation. Issuing formal notice to make sure matter is taken care of.
- Water Pump Installation- Not completed. Scheduled for April.

Financials

1. **Budget Comparison/ General Ledger** – The financials were reviewed and are on target. The Board reviewed all expenses for 2017 year. Under budget.
2. **Reserve** – We continue to contribute to the Reserve. The current balance is 171,397.

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: 7:35 PM

Next Meeting: TBD

Respectfully Submitted, Rich Mattio