

**Wireworks Condominium Association  
Executive Board Meeting  
November 29, 2016  
Minutes**

**Call to Order-** The meeting was called to order at 6:40PM. In attendance was RMM Management member Ann Marie Fahringer and Board members: Jed Masloff, Tom Monahan and Rich Mattio

**Old Business**

1. 313 Race Street Development- Kathie King and Tom Monahan will be the liason between The WireWorks and the developer. Both will be scheduling a meeting with Donn to discuss replacement of the trees in the garden area.
2. An inspection was conducted by Rockwell Associates to determine the value of the trees. The report was submitted and reviewed by the Board. A formal agreement will be prepared by the Associaiton's legal counsel.

**New Business**

1. **Board Positions-** The Baord held the organizational meeting required after the Annual Meeting/election. Kathie King is President, Jed Masloff-Vice President, Rich Mattio-Secretary, Joe Kilbride-Treasurer and Tom Monahan-Member at Large.
2. **Communications-** The Board discussed the policy and procedure for Unit owners to communicate with the Board. The policy has always been and will continue to the responsibility of the management company. The management company will include any correspondence from a Unit owner in the meeting agenda packet to be reviewed at the meeting.
3. **Future Projects-** Various mechanicals such as domenetic water pumps, service elevator, air handler and window replacements are among the projects that will be part of the five-seven year plan.
4. **Philadelphia Benchmarking-** Any building six stories or more is required to submit water and electric usage each year for the previous year. Management recently submitted the information for 2015. The report listed, The WireWorks as doing better than the national average. We continue to request that Unit owners be mindful to conseve electric and repair leaks as soon as possible.
5. **Holiday Party-** The holiday party will be held in the lobby on Wednesday, Decermber 14<sup>th</sup> from 6:00-8:00.
6. **Holiday Bonus-** Were approved

**Financials**

1. **Budget Comparison/ General Ledger –** The financials were reviewed noting that year to date expenses were under budget.

**Executive Session**

1. **Delinquency-** The Board reviewed the current list of delinquent association dues. 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:** 7:40PM  
**Next Meeting:** January 2017

Respectfully Submitted,  
Rich Mattio