

**Wireworks Condominium Association  
Executive Board Meeting  
March 22, 2018  
Minutes**

**Call to Order-** The meeting was called to order at 6:00 PM. In attendance was RMM Management member Ann Marie Fahringer and Board members Kathie King, Jed Masloff, Joe Kilbride, Tom Monahan and Rich Mattio.

**Information Items**

- Addressable Smoke Detectors- The final phase on C level has been completed. The project has now been completed on all floors. The total cost was \$10,124.
- Management will be sending/ email the Spring Update (early April) - Work will start to begin on outdoor repair items.
- Rental List- Several rental Units have been sold. The wait list to be able to rent a Unit is decreasing.
- Update 313 Race- Management is working on getting an update from the Developer for the future expectations of project. The information will be emailed and left at the mail center.

**Old Business**

**New Business**

- Capital Repairs- The exterior work will begin in May 2018. More information will be posted when the work starts.
- The Master Insurance will renew for 2018-2019 on April 1, 2018. The annual increase is unknown when preparing the budget for the following year. The renewal came in at \$41,958, and we budgeted for \$41,884.
- Loading Dock Ramp- Issues once again are becoming a problem with skateboarders using the ramp. We have raised the ramp in hopes to discourage the skateboarders.
- Management has been speaking with the Preservation Alliance regarding cracks noted on the inspection report for repair. It's possible the fire escape is causing the stress cracks in the brick. Management under the Board's approval has requested the Alliance grant approval for the removal of the non functioning fire escape. The Alliance will be meeting on April 10, 2018 to discuss the request. The removal of the fire escape will save thousands of dollars in the future.

**Financials**

- The Budget Comparison was reviewed. The Budget for the year is on target.
- Reserve- We continue to build our reserve with monthly contributions of 4,5833.
- Assessment payments- Several owners have paid the assessment in full and ahead of time.

**Executive Session**

- 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. Court dates have been scheduled for collections.

*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:** 6:50PM

**Next Meeting:** TBD

Respectfully Submitted,  
Rich Mattio