

**Wireworks Condominium Association
Executive Board Meeting
July 22, 2019
Minutes**

Call to Order- The meeting was called to order at 6:05 PM. In attendance was RMM Management member Ann Marie Fahringer and Board members Kathie King, Penny Cromwell, Joe Kilbride, Jacob Oxford, and Rich Mattio.

Information Items

Brick Remediation- On Race Street and at the corner of 3rd and Race we have identified large cracks in the brick and brownstone. Repairs will begin as soon as possible.

Wood Replacement- Wood railings on the courtyard steps are in need of replacement. This repair will be completed in the coming weeks and will be paid for within our operating budget.

Fire Escape Status- After removing fire escape, it has uncovered piers in-between the windows that need immediate attention. The years of weight from the fire escape have caused the piers to begin to separate from the building. Our contractor has passed on a discount for the Association and is not charging for his time. He is charging for the bricks, supplies, and the payroll for his men. The savings is 2,500. After repairs are complete, Preservation Alliance will inspect the work to give final approval.

Old Business

Carpet Tiles - Board has voted to order more replacement tiles we are currently using for the lobby and will begin to plan a more pet friendly alternative floor covering for a future expense. The Board agreed to increase the frequency of carpet cleaning to help with the increase of pet stains.

Driveway/Landscaping - Owner of construction project next door has agreed to make repairs to our driveway resulting from damage from his construction. He has also agreed to re-landscape the property line between his building and the WireWorks driveway.

New Business

Airbnb - Management is aware of recent Airbnb activity in the building and is taking steps to remedy the situation.

Leak- One of the Units has observed a water-oily drip coming from the ceiling. Maintenance has been along with other professionals have been working to find the source.

Dog Play Area- A suggestion was made to create a dog play area outside. The Board discussed the idea and has declined due to Insurance and financial concerns.

Financials

Budget Comparison/ General Ledger – The year to date financials were reviewed. Expenses were found to be underbudget in most categories.

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 the 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: 7:30PM

Next Meeting: TBD

Respectfully Submitted, Rich Mattio