

**Wireworks Condominium Association
Executive Board Meeting
August 27, 2019
Minutes**

Call to Order- The meeting was called to order at 6:07 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

Fire Escape Status- The fire escape removal project is now complete. The Preservation Alliance has come to inspect the building and will return for a final approval. Overall, the project ran \$32k above budget after the extensive pier damage was found behind the old fire escape. The lift will remain outside for other repairs being made around the building.

Old Business

Carpet Tiles - Board has voted to order more replacement tiles for the lobby and begin to plan a more pet friendly alternative with our 2020 budget. We obtained a quote to replace lobby carpet with laminate floors which came in at \$14k. The Board is concerned with pets scratching the laminate floor and will continue to search for alternative options.

New Business

Life Safety Inspection Repairs - Inspection is complete. There was one deficiency which cost \$900 to repair. In 2020 the WireWorks is due for an in-depth 5-year inspection required by the City of Philadelphia. Management is working on putting this expense into the 2020 budget.

Bricks, Drain C5, Various Building Cracks, Courtyard Wood - The drain repair in the C-level courtyard has been completed. The yard drain has been lowered to allow storm water to drain effectively. Various cracks have been identified around the building and repair work has begun. Replacement wood for the courtyard has been received and is just waiting installation.

Storm Water - Options to manage storm water have been reviewed by the Board. Decision has been made to utilize storm water management system with future new driveway.

Financials

Budget Comparison/ General Ledger – The financials were reviewed and are on target. The Board reviewed all expenses for 2019 year.

Reserve- WireWorks current Reserve balance stands at \$137,720.

2020 Operating Budget Draft - Board has reviewed draft for 2020 operating budget.

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.

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: 7:21PM

Next Meeting: TBD. Annual Meeting set for October 30, 2019 at 7PM.

Respectfully Submitted,
Rich Mattio