

**Wireworks Condominium Association  
Executive Board Meeting  
January 21, 2020  
Minutes**

**Call to Order** - The meeting was called to order at 6:02 PM. In attendance was RMM Management member Ann Marie Fahringer and Board members Joe Kilbride, Penny Cromwell, Jacob Oxford, Michael Pulong, and Rich Mattio.

**Information Items**

**310 Flood 11/29/19** - In November 2019 there was a flood on the 3rd floor that resulted in \$15,000 of damage. Both insurance companies worked to settle the claim and monies have been paid to the Association. Maintenance is working on the repairs while the carpet company is working on the carpet. There is a possibility we may need to replace sections of the carpet. Part of the claim was paid to the Association in 2019, however, the remaining funds from the insurance reimbursement will show in our 2020 numbers.

**New Window Film** - Film that protects large windows along Race Street and 3rd Street is replaced every 3-4 years. Cost will be \$3,350 and scheduled to be installed shortly..

**409 Dryer** - Larger electrical panel in unit 409 has been approved.

**Old Business**

**New Business**

**Reserve Study Proposal** – It has been ten years since the last Reserve Study. The Board has approved the cost of 2,995.00 for a new study to be evaluate the remaining life on the various building mechanicals.

**Engineer Proposal for Driveway** - We have received initial proposals for engineering of the new driveway. The Board is working on a revised plan to add additional landscaping and plan for the growth of the wisteria plant in the entry way. The Board will be holding a special meeting in February to further discuss driveway plans including cost.

**Entry System** - After several reports of a homeless person sleeping in the entry way. The Board is exploring options to add an additional security point to the first two entry doors.

**Amazon Complaint** - Management has received a notice from Amazon that several packages are being lost after delivery to the building. The Board is discussing the option of allowing “Amazon Key” in the building.

**Security Cameras** – Six older cameras are being replaced with new cameras including a new power distribution panel. Estimated cost is \$800.

**Financials**

**Budget Comparison/ General Ledger** – The financials were reviewed for 2019. A surplus is anticipated; however, the final Audit by the CPA will verify this.

**Reserve Balance** – The unreconciled balance as of 12/31/19 is \$103,465

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**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: 8:45PM

Next Meeting: February 25, 2020

Respectfully Submitted, Rich Mattio