

**Wireworks Condominium Association
Executive Board Meeting
February 4, 2021
Minutes**

Call to Order - The meeting was called to order at 5:34 PM. In attendance was RMM Management member Ann Marie Fahringer and Board members Michael Pulong, Penny Cromwell, Alex Balloon, Joe Kilbride, and Rich Mattio.

Information Items

Old Business

New Business

Roof Silicone - Currently collecting proposals for roof issues above specific 5th floor units. It has been determined a silicone roof coating may be able to penetrate problem areas that are not obviously visible. Contractor and management have had success with this silicone coating in similar situations. We are looking into a pipe crack as another possible cause of leakage.

Stack Pipe Repair - A 5th floor unit had a bathroom leak coming from a plumbing vent that goes to the roof. The problem has been recurring and after further investigation from roofers, the stack pipe has a crack. Maintenance will be replacing a section of roof stack that needs to be replaced.

Florist Street Windows - Florist Street interior windowsills (bottom and side) in specific units have been observed as a problem. Management will be working with our attorney to decide if the specific interior leakage is a Condo Association or owner responsibility.

First Floor Hallway Painting - The Board has decided to move forward with maintenance beginning painting 1st floor hallways on either side of the lobby.

Price for Flooring - We have engaged the floor contractor for a price to continue the next phase of hallway flooring on the first floor.

Lattice Fence Replacement - We have secured pricing for a permanent lattice fence. The material cost is coming in between \$2,300-\$2,400 and maintenance would absorb a bulk of the installation cost. The existing fence posts will be used which will help cut down on labor costs.

Financials

Budget Comparison/General Ledger January/December – The financials were reviewed and are on target.

Amended 2021 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: 7:20PM

Next Meeting: TBD

Respectfully Submitted, Rich Mattio