

Wireworks Condominium Association
Executive Board Meeting
June 7, 2021
Minutes

Call to Order - The meeting was called to order at 6:28PM. In attendance was RMM Management member Ann Marie Fahringer, The WireWorks Attorney Rob Hoffman, and Board members Kim Takacs, Michael Pulong, Penny Cromwell, Alex Balloon, Joe Kilbride, and Rich Mattio.

Information Items

Board Appointment- Penny Cromwell, acting Vice President has sold her Unit and will be moving. We like to thank Penny for her years of service to community and wish her well. The Board has appointed Kim Takacs who will fill the Board seat. Welcome Kim!

Old Business

Unit Inspections Update - Our annual unit inspections have been completed and roughly 25% of units have failed inspection. The most common failed item are the required flood-stop valves on hot water heaters. We are waiting on pricing and availability from flood-stop as supply has been strained. As soon as we have this information, notices will be going out to owners who failed.

New Business

Exterior Building Maintenance – The exterior building work will begin in July and likely take the entire month to make the repairs. Repair items include cracks in granite, sidewalk voids, window caulking, pillar cracks, and brick repair under loading dock.

Grates Install - Grates around the wisteria vine will also be installed in July. The purpose of the grate is to eliminate vine growth displacing the surrounding bricks.

Sprinkler/Fire Alarm Inspections - Inspections were completed on June 1st. A deficiency report has not yet been received from the fire alarm inspection but initial indication is only 1 sound blaster is not working. The sprinkler system report shows three deficiencies, and we are waiting on prices for the repairs.

Financials

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

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: 7:15PM

Next Meeting: TBD

Respectfully Submitted, Rich Mattio