

**Wireworks Condominium Association
Executive Board Meeting
September 21, 2021
Minutes**

Call to Order - The meeting was called to order at 6:01PM. In attendance was RMM Management member Ann Marie Fahringer and Board members Kim Takacs, Donna Lombardo, Alex Balloon, Joe Kilbride, and Rich Mattio.

Old Business

Electric Panels - Numerous units in the building still have the building's original electrical panels which are no longer up to code. These out of code panels pose a strong fire risk. Management is looking into bulk pricing so unit owners can benefit from economies of scale to bring all unit panels back up to code. The last time we were able to secure a bulk discount to replace these panels was 2005 and only 20 units participated. There are currently 39 panels in the building that need replacement. Management has secured several bids and the Board will make a decision next week.

New Business

Snow Removal - After 25+ years in business our snow removal company has decided to shut its doors for business. Management has collected bids from companies that service local buildings. Cenova has been selected as their pricing was competitive and better than our previous snow contract.

Financials

Budget Comparison/General Ledger June – The financials were reviewed and are on target. As of 9/21 the reserve has a balance of \$107,256. The Board has approved the 2022 budget with no increase in dues for 2022.

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: 7:15PM

Next Meeting: Annual meeting letter will be sent out early October. Similar to last year we will not be having an in-person annual meeting.

Respectfully Submitted,
Rich Mattio