

**Wireworks Condominium Association
Executive Board Meeting
April 19, 2022
Minutes**

Call to Order - The meeting was called to order at 6:05PM. In attendance was RMM Management member Ann Marie Fahringer and Board members Kim Takacs, Alex Balloon, Joe Kilbride, and Rich Mattio.

Information Items

Exterior Spring Work Update – Exterior projects have been delayed due to recent rain. The maintenance men will be cleaning the bricks, power washing the awning and painting the windowsills on Race Street.

Painting/Carpet Baseboard in Process - Second floor painting is almost complete and should wrap up in April. Due to the upcoming flooring install, the baseboard needs to be left off until the new floor is complete.

Water Inspection Updates - 2022 inspection went very well with only a handful of units with leaks or flood stop issues.

Old Business

Electric Panels - Electric panel replacement continues to see delays in ordering replacement panels. The upgrade list is almost fully compliant with the exception of a few Units. The Board will discuss the next step at the next Board meeting.

New Business

Fire Alarm & Sprinkler Inspection - Annual inspection will be on June 7th. The Fire Alarm will be sounded throughout the day. Residents might consider working elsewhere if you work from home.

Elevator 5-year Full Load Test - Passenger elevator will be closed for most of the day. No deliveries, move-ins or move outs will be permitted on the day of testing. Scheduling will be later June and posted when confirmed.

Benchmarking Compliance - WireWorks has passed the benchmarking test for water and electricity usage.

May Clean Out - The Board has approved the 2nd annual clean out weekend. A dumpster will be delivered on a Friday in May and removed on Monday. Residents can take advantage to clean out your unit. A notice will be posted when a date has been scheduled.

Pet Station – The Board discussed the increase in dog waste in the flower bed and not at the pet station. The large area on the right side is not to be utilized as an area for your

dog to do their business. Violators will receive a warning and if there is a second offense a fine as per the Rules & Regulations will be assessed. We ask that the residents use the pet station only.

Front Parking – The Board discussed the increased number of cars parking long term at the front entrance. Front entrance parking is for 20 minutes only. Violators will receive a warning, following by a tow notice and lastly the car will be towed at the owner's expense.

Financials

Budget Comparison/General Ledger June – 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 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: 7:18PM

Next Meeting: TBD

Respectfully Submitted,
Rich Mattio