

**Wireworks Condominium Association
Annual Meeting
November 1, 2022
Minutes**

Call to Order - The meeting was called to order at 6:30PM. In attendance was RMM Management member Ann Marie Fahringer and Board members Kim Takacs, Alex Balloon, Donna Lombardo and Rich Mattio.

Board Introduction

Introduction of Candidates

Joe Kilbride is the only member up for re-election.

Voting

Ballot Collection

President/New Business

Overview of 2022 - The Board discussed the overall theme of 2022 and our outlook for 2023. In 2022 we were able to make significant visual upgrades to the building including a refresh of all the common hallways including flooring. We believe these upgrades contribute to the solid resale values in the WireWorks and upholding our reputation as a very desirable building in 19106. 2022 was also a year of refining our building's security. We added a secure entry system to the first set of entry doors and added multiple security cameras in previous blindspots.

2023 Outlook - Our goal for 2023 is to keep expenditures to only absolutely necessary items and build back our reserve. We have been able to work the budget for the past few years but inflationary pressures have hit every category and all of our maintenance contracts. For this reason we will not be able to operating smoothly without a 6% increase in dues for 2023.

Treasurer Summary

YTD Expenses

2023 Budget

Reserve Status

Open Forum

Hallway Cleaning - Due to the installation of the new flooring common hallways have been messier than normal. Management will make sure maintenance is keeping up with hallway cleanliness.

WireWorks Visibility from Race St - The Board will look into options to increase the visibility of signage to make our building easier to find from Race St.

Window Cleaning - Management is going to communicate to residents with more information.

Holiday Party - There will be a Holiday party this year. More information to come.

Results of Ballots - Joe Kilbride will serve another term as President.

Adjournment - 7:10PM

Next Meeting: TBD

Respectfully Submitted, Rich Mattio