

Wireworks Condominium Association
Executive Board Meeting
April 3, 2023
Minutes

Call to Order - The meeting was called to order at 6:03PM. In attendance was RMM Management member Ann Marie Fahringer and Board members Kim Takacs, Alex Balloon, Joe Kilbride, Donna Lombardo, and Rich Mattio.

Information Items

Old Business

City of Philadelphia (Dry Standpipe) - The City's initial fire inspection resulting in the requirement to convert the remaining dry standpipes has been successfully overturned. Management found a letter from 2013 showing WireWorks exempt status. We relayed this letter to the City, and no longer are required to convert. The violation against us has been removed.

Unclaimed Funds PA - Still in progress. The amount remains unknown.

New Business

M&H by Laws Legislation - Management is looking into an amendment to allow virtual annual meetings or mail in voter ballots.

Insurance Renewal (4-1) - Our 2023 insurance renewal is complete with an increased deductible of \$10,000 and a \$10,000 deductible per unit for water claims. If we have a water claim in the future every unit will be considered a separate claim. More details will be in the Spring update.

Fire & Sprinkler Inspection (July) - Our annual fire inspection will be conducted in June or July. We are waiting for a date as Famco and Wayman both need to be on site. Notices will be posted around the building. Every unit will have to be accessed.

FHA Certification - We are in the process of applying for our renewal.

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: 7:19PM

Next Meeting: TBD

Respectfully Submitted, Rich Mattio