

**Wireworks Condominium Association**  
**Executive Board Meeting**  
**May 30, 2023**  
**Minutes**

**Call to Order** - The meeting was called to order at 6:02PM. In attendance was RMM Management member Ann Marie Fahringer and Board members Kim Takacs, Donna Lombardo, Alex Balloon, Joe Kilbride, and Rich Mattio.

**Information Items**

**Old Business**

**M&H By Law Legislation** - New legislation went into effect this year under House Bill 1795 (Act 115). Various changes were made to three Pennsylvania common interest community statutes. While most changes affect communities of 500 units or larger, we consulted Rob Hoffman. After review, Rob indicated we need to adopt some changes surrounding our voting process. The Board has elected to update our Bylaws to comply and allow for virtual annual meetings or mail in voter ballots.

**Unclaimed Funds** - \$1,200 of unclaimed funds with the State was recovered for the WireWorks.

**New Business**

**Fire & Sprinkler Inspection (June 6th)** - Our annual fire inspection will be conducted in June. Notices will be posted around the building. Every unit will have to be accessed.

**Electric Supplier Savings** - We are in the process of switching electric suppliers which is estimated to save the WireWorks \$1,422 over a 12 month period.

**Financials**

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

**Reserve** - As of April 2023 our reserve account stands at \$37,258. Projections are to have a \$99,442 balance by year end. Our only large potential impact could be findings from the preservation alliance inspection.

**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: 6:40PM

Next Meeting: TBD

Respectfully Submitted, Rich Mattio