

**Wireworks Condominium Association
Executive Board Meeting
September 13, 2023
Minutes**

Call to Order - The meeting was called to order at 6:33PM. 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

Preservation Alliance List - Overall our list of exterior repair/maintenance items from the preservation alliance is shorter than prior years. The cornice at the top of the building needs some attention which will require a high lift. The high reach nature of this item makes the cost on the high side. We are still waiting on a final quote.

Alex's List/Misc Work - Below is a list of additional maintenance items the Board is working on.

- Replacing the missing "I" in the Wireworks on the metal letters on the side near the top of the building.
- An estimate to wash the windows. In the past we have had difficulty accomplishing window washing due to the extremely high cost. Management is going to work with our mason to possibly package at least wiping down the windows while he is doing exterior work. This may save us money vs a large special assessment for a professional washing. In the past we have done one side of the building at a time which may also be an option.
- Placing a small "blade" sign on Race St that says Wireworks to better identify the entrance to our building.
- Looking into recycling options for junk mail.
- Management is aware the photos on the second floor are deteriorating. The Board is working on replacement options.

Old Business

New Business

2024 Budget - Due to rising costs across the board a 3% increase is needed for 2024. Insurance and waste removal have been the two hardest hit line items.

Financials

Budget Comparison/General Ledger July/August – The financials were reviewed and are on target.

Reserve - Management projects the ending balance will be \$100,000. We will be increasing the reserve contribution significantly in 2024.

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: 8:30PM

Next Meeting: Nov 1, 2023

Respectfully Submitted,
Rich Mattio