

**Wireworks Condominium Association  
Annual Meeting  
November 1, 2023  
Minutes**

**Call to Order** - The meeting was called to order at 7:04PM. In attendance was RMM Management member Ann Marie Fahringer and Board members Joe Kilbride, Kim Takacs, Alex Balloon, Donna Lombardo and Rich Mattio. A quorum of 33.5% was achieved.

**Board Introduction**

**Introduction of Candidates**

Alex Balloon and Rich Mattio are up for re-election.

**Voting**

**Ballot Collection**

**President/New Business**

**Overview of 2023** - The Board discussed the overall theme of 2023 which was a focus on our reserve. In 2023 we refrained from any large projects to focus on rebuilding our reserve. We believe the upgrades that put a dent in our reserve in 2022 contribute to the solid resale values in the WireWorks and upholding our reputation as a very desirable building in 19106. Outside of work we were required to do by the Preservation Alliance, no major exterior improvements were made. Effective November 1<sup>st</sup>. a new trash contract has been signed. The savings will be \$600.00 a month.

**Holiday Party** - The Board has decided to host our annual Holiday Party offsite this year. The Holiday Party will be held on December 14th at Yards at 5th and Spring Garden. More details to come in a formal announcement.

**Delinquent Accounts** - In 2023 we have aggressively managed delinquent accounts with legal to bring them to a resolution.

**Packages** - As a reminder, Management is asking everyone to be mindful of packages left in the lobby/package room especially as we near the holiday season. We have been running into delivered food being left and spoiling. A few packages have been reported as missing.

**2024 Outlook** - At this point in time the only two items we can accurately project into 2024 will be additional maintenance/janitorial hours.

**Treasurer Summary**

**YTD Expenses** -January-September showed actual funds spent against what was budgeted.

**2024 Budget-** Due to the ongoing inflation and to build the Reserve it will be necessary to raise dues by 3%.

**Reserve Status** - The WireWorks is projected for a yearend reserve balance of \$84,552. The dues increase will allow us to contribute \$120,360 in 2024..

### **Open Forum**

**Boxes in Trash Room** - Due to many unbroken down boxes in the trash room using valuable maintenance hours we plan to put a box cutter in the trash room to encourage residents to break down boxes. This way maintenance does not have to spend several hours each week completing this task. You can also bring your own cutter to help save time.

**Outdoor Electrical Outlet** - We will lock this outlet as it seems non-residents have been using this outlet to charge various items.

**Trespassing at C Level** - Management and the Board will work towards a deterrent. Many residents are concerned about nighttime activity at the C level mostly by the homeless in the neighborhood.

**Results of Ballots** - Alex Balloon and Rich Mattio will serve another term.

**Adjournment** - 8:04PM

Next Meeting: TBD

Respectfully Submitted,  
Rich Mattio