

THE WORONZOF CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES
JANUARY 16, 2003

The following Directors were present:

Gloria Kron
Mike Zimmerman
James Call
Joe Fisher

A quorum being present, the meeting was called to order by the President, Gloria Kron, at the hour of 6:00 p.m.

The minutes of the November 21, 2002 Board of Directors meeting were distributed and reviewed. James Call moved to approve the minutes as written. Mike Zimmerman 2nd the motion. The motion was approved.

The minutes of the November 21, 2002 annual meeting were distributed and reviewed for informational purposes only.

The December receivable report was distributed and reviewed.

The December 31, 2002 year-end financial reports and reserve analysis were distributed and reviewed. James Call moved to approve the financial reports and reserve analysis as presented. Mike Zimmerman 2nd the motion. The motion was approved.

Correspondence for the Association was reviewed. A letter from an owner of unit 401 regarding parking was reviewed. Joe Fisher volunteered to follow up with the tenant of the unit.

The managing agent reported on the current status of the interior painting.

Joe Fisher stated that it was time for an annual fire safety inspection. He had volunteered to contact Simplex Grinnell and schedule the inspection.

A quote submitted by Florcraft for carpet replacement was reviewed. The quote was requested to update the replacement cost in the reserve analysis to the current cost. Further discussion was held on the reserve analysis and it was decided to update the replacement cost for the carpet.

Comments were made that there is a stain in the carpet on the 5th floor. The carpets will be shampooed after the painting. If shampooing does not clean the stain, the Board will look into either replacing the carpet on the 5th floor or patching the stained portion of it.

The next item of business was the Association's web-site. A total of 9 responses were received from homeowners, 2 of which voted in favor of keeping the web-site and 7 opposed. James Call will check the visits stats and the issue will be revisited at the next meeting.

Brief discussion was held on parking. It was decided to replace the existing "Woronzof Towers Tenant Parking Only" signs in the carport. A possibility of constructing a garage was discussed. James Call had stated that he was unable to get an estimate without plans, drawn up by an engineer. Gloria Kron volunteered to check into getting an estimate also. The issue will be revisited at the next meeting.

The next meeting of the Board of Directors will be held on Thursday, March 13, 2003 at the hour of 6:00 p.m. in the 2nd floor conference room.

Being no further business to come before the Board to discuss at this time, the meeting was adjourned at the hour of 7:10 p.m.