

THE WORONZOF CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
MARCH 18, 2004

The following Directors were present:

Mike Zimmerman
Joe Fisher
Ron Cooper

Also present was homeowner Ed Enders.

A quorum being present, the meeting was called to order by the President, Mike Zimmerman, at the hour of 6:02 p.m.

The minutes of the January 22, 2004 Board of Directors meeting were distributed and reviewed. Joe Fisher moved to approve the minutes as written. Ron Cooper 2nd the motion. The motion was approved.

The February receivable report was reviewed. The managing agent reported on the current status of foreclosure against unit 407.

The year-to-date financial reports and reserve analysis were distributed and reviewed.

Correspondence for the Association was reviewed.

Mike Zimmerman reported that he had received a call from Econo Painting regarding a leak in his unit.

The next item of business was the wallpaper replacement. Gloria Kron suggested using an interior designer, Cheryl Murphy, to select the wallpaper. There will be a charge of \$65 per hour for the designer's work. Ron Cooper moved to hire Cheryl Murphy. Joe Fisher 2nd the motion. The motion was approved. Gloria Kron will work with the designer to select the wallpaper.

The managing agent reported that the janitorial contractor was obtaining quotes for the worker's compensation insurance and will submit a new proposal for janitorial services once the cost of the insurance is known.

Cleaning of exhaust vents was tabled until the next meeting.

Elevator maintenance/upgrade was tabled until the next meeting.

Joe Fisher reported on the results of the fire inspection. Some items were noted on the inspection report, which will need to be repaired. Joe Fisher had also stated that the owner of unit 701 would like to install a fire alarm bell and a strobe light in her unit. Ron Cooper moved to have Simplex Grinnell repair the fire alarm per inspection report and to provide an estimate to install bells and strobe lights in the individual units. Joe Fisher 2nd the motion. The motion was approved.

The next meeting of the Board of Directors will be held on Thursday, May 27, 2004 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 6:55 p.m.