

THE WORONZOF CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES
MAY 27, 2004

The following Directors were present:

Joe Fisher
James Call
Mike Zimmerman
Gloria Kron

Also present was homeowner Lillian Lack.

A quorum being present, the meeting was called to order by the President, Mike Zimmerman, at the hour of 6:26 p.m.

The minutes of the March 18, 2004 Board of Directors meeting were distributed and reviewed. Gloria Kron moved to approve the minutes as written. Joe Fisher 2nd the motion. The motion was approved.

The April receivable report was reviewed.

The April financial reports and reserve analysis were distributed and reviewed. Gloria Kron moved to approve the financial reports as presented. James Call 2nd the motion. The motion was approved.

Correspondence for the Association was reviewed.

Gloria Kron reported on the current status of the wall paper replacement. The designer hired has not prepared a design yet. Gloria Kron will follow up on this issue.

A proposal from J&K Powervac to clean the exhaust ducts in the building was reviewed. It was decided to obtain more proposals before making a decision.

A proposal from Simplex Grinnell to repair the fire alarm system was reviewed. The managing agent was asked to obtain one more proposal from Yukon Fire. Gloria Kron moved to retain the services of Simplex Grinnell if their price is within \$100 of Yukon's. Joe Fisher 2nd the motion. The motion was approved.

Proposals for elevator upgrade were reviewed and discussed. It was unanimously decided to create a reserve line item for the elevator. Funding of the item will be addressed at the next budget meeting.

A discussion was held on the sale of the adjacent restaurant. No action from the Board.

Mike Zimmerman mentioned that the parking lot needed to be swept (unanimous decision to retain the services of Inlet View Services), Ed Enders had a set of master keys (no action from the Board as Mr. Enders is available to provide misc. contractors w/access to the building), and that Mary Ellen Gordian still had a set of keys. The managing agent was asked to send a letter to Mary Ellen Gordian, requesting that the keys be turned in as soon as possible.

The next meeting of the Board of Directors will be held on Thursday, August 5, 2004 at the hour of 6:30 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 7:50 p.m.