

THE WORONZOF CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES
JUNE 4, 2003

The following Directors were present:

Gloria Kron

Mike Zimmerman

Mary Ellen Gordian

Also present were homeowners Ed Enders and Tom Alexander.

A quorum being present, the meeting was called to order by the President, Gloria Kron, at the hour of 5:40 p.m.

The minutes of the March 13, 2003 Board of Directors meeting were distributed and reviewed. Mike Zimmerman moved to approve the minutes as written. Mary Ellen Gordian 2nd the motion. The motion was approved.

The May receivable report was reviewed. The managing agent reported on the current status of the delinquencies.

The current financial reports and reserve analysis were distributed and reviewed.

Mike Zimmerman reported that Dayco was not willing to look into the leak in his unit. The managing agent was asked to have someone else research the issue.

Proposals submitted for the elevator maintenance were reviewed. Mary Ellen Gordian moved to approve a full maintenance proposal from Otis Elevator. Mike Zimmerman 2nd the motion. The motion was approved.

The managing agent reported on the fire fighters service repair. It was decided to have Thyssenkrupp elevator perform the repairs if there would be no charge to the Association.

A discussion was held on whether to shampoo or to replace the carpets. It was decided to have all the carpets in the building replaced. Proposals submitted were reviewed. Mike Zimmerman moved to approve a proposal from Flooring America. Mary Ellen Gordian 2nd the motion. The motion was approved.

Tom Alexander voiced his concerns regarding an owner of a neighboring property dumping miscellaneous trash into a public alleyway. The managing agent was asked to file a complaint with the Municipality.

The managing agent presented a proposal from ACS to install a cellular telephone facility on the roof of the building. It was decided to schedule a meeting with ACS to go over the proposal.

The next meeting of the Board of Directors will be held on Thursday, August 28, 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 6:30 p.m.