

**THE WORONZOF CONDOMINIUM ASSOCIATION
BUDGET BOARD OF DIRECTORS MEETING
OCTOBER 23, 2003**

The following Directors were present:

Gloria Kron

Mike Zimmerman

James Call

Also present was a member of the Association Ron Cooper.

A quorum being present, the meeting was called to order by the President, Gloria Kron, at the hour of 6:25 p.m.

The purpose of this meeting was to prepare a 2004 operating budget to be presented at the annual meeting for approval of the membership.

The 2003 budget analysis/2004 operating budget worksheet, prepared by the managing agent was distributed and reviewed.

A discussion was held on contractual relationship between the Association and the janitorial contractor, Eugene Paris. The Association carries a worker's compensation policy for the contractor, which may qualify him as an employee, creating more responsibilities/liabilities to the Association and possibly requiring income tax withholdings. James Call moved to terminate the worker's compensation insurance for the janitorial contractor and to request that he obtain his own coverage. An increase in contracted amount to be negotiated. James Call further moved to transfer the \$600 budgeted amount from worker's compensation insurance to janitorial services. Mike Zimmerman 2nd the motion. The motion was approved.

A projected 2004 reserve analysis was reviewed. The reserve analysis contained a large contingency fund with some reserve items underfunded. James Call moved to bring the current funds in each item to required funds, using moneys in the contingency fund and items overfunded. Mike Zimmermann 2nd the motion. The motion was approved.

James Call moved to increase the life of interior carpets from 8 to 10 years. Mike Zimmerman 2nd the motion. The motion was approved. The 2004 proposed operating budget was adjusted accordingly to reflect new "required annual contribution" to the reserve analysis.

The budget worksheet was finalized, reflecting an increase in the dues. James Call moved to decrease the dues by an average of \$5.00 per unit per month using funds to be received from the roof lease with ACS Wireless. The remaining income from the roof lease will be placed in the contingency fund. Mike Zimmerman 2nd the motion. The motion was approved.

Being no further business to come before the Board to discuss at this time, the meeting was adjourned at the hour of 8:12 p.m.