

**THE WORONZOF CONDOMINIUM ASSOCIATION, INC.**  
**ANNUAL MEETING MINUTES**  
**NOVEMBER 20, 2003**

The following Association members were represented in person or by proxy: Cooper Leasing (2), Kron (3), Gellert, Lack (2), Zimmerman, Kostenko-Farkas, Shields, Martin, Mielke (for quorum only), Austin, Thompson (for quorum only), Fisher (for quorum only), Call, Enders, Alexander, Leaf (2)(for quorum only).

With 20 units (65.29%) represented in person or by proxy, a quorum was established and the meeting was called to order by the President, Gloria Kron, at the hour of 6:22 p.m.

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

The October receivable report was reviewed.

The October financial reports and reserve analysis were distributed and reviewed. Mike Zimmerman moved to approve the financial reports as presented. James Call 2<sup>nd</sup> the motion. The motion was approved.

The next item of business was the election of Directors. The floor was opened for nominations and the following were nominated to the Board:

Mike Zimmerman  
Ron Cooper of Cooper Leasing  
Gloria Kron  
James Call  
Joe Fisher

Being no further nominations, the floor was closed and the members nominated were elected to the Board by acclamation.

A brief discussion was held on the current status of unit 407's past due account. The unit was going into foreclosure by the mortgage company. It was unanimously decided not to purchase the unit at an auction.

Gloria Kron mentioned that a complaint was received regarding ACS's cooling fans making noise. The managing agent was asked to contact ACS regarding this issue.

The 2004 proposed operating budget was reviewed. Mike Zimmerman moved to approve the budget as presented. James Call 2<sup>nd</sup> the motion. The motion was approved. The budget will be effective as of January 1, 2004.

Ron Cooper reported that they were upgrading the cooling units in the basement with more efficient ones. The equipment will be removed from the basement and will be installed on the outside of the building.

Being no further business to come before the general membership to discuss at this time, the meeting was adjourned at the hour of 6:45 p.m.