



TOWER I

MINUTES OF BOARD OF DIRECTORS Tuesday August 2nd, 2022 6:30 pm

Meeting called to order by Maria Torbiak at 6:40 p.m.

Roll Call:

Maria Torbiak	Present
Zvi Friedman	Present
Svetlana Kagan	Present
Steve Moeller	Present
Eugene Posman	Present Via Zoom

There was a Quorum present. Also present in the meeting Manager, Katya Legott and attorney Kyle Alonso. There were 11 residents present in the meeting and 12 via Zoom and 5 residents unidentified.

Proof of Notice: Affidavit was present at the meeting.

Motion: Motion was made by Maria Torbiak to accept the minutes of the last meeting as written.

Seconded by: Svetlana Kagan

Vote: All in favor. **Motion Passed.**

The Board proceeded to discuss the following item in the agenda:

INTRODUCTION OF THE NEW ENGINEERING FIRM DESIMONE : ENGINEER FEDERICO BALESTRAZZI

The Board introduced the new Engineering Firm Desimone to the residents. Representing Desimone Consulting Engineering were Engineer Federico Balestrazzi and Project Manager Gema Parra.

President of the Board Marie Torbiak also mentioned to the residents that the Board are currently working and have been for the past year on a few items and we are gathering bids for all of the projects which are as follows:

- Building Envelope concrete restoration repair and paint
- Roof replacement
- Pool Deck waterproofing
- Parking Garage concrete restoration South Side and water proofing.

Once the Board has reviewed that three (3) bids for each of these items as well as the interviews for a new contractor, They will submit the contracts and proposals to the Association legal department for their review. At that time the Board will ascertain what exactly these projects will cost and determine the assessments amount that can't be avoided.

The Windows were also discussed in the meeting. There are 21 units in the building that are either under contract waiting for the windows to come in or have already changed the windows.



Marie Torbiak also mentioned to the residents that our windows are not impact glass. Our Certification of Wind Speed states that our windows are 120 mph resistant, equivalent to Hurricane Category 3. Our windows were installed when the building was built in 1990. The recommendation has been to replace the windows to impact glass. As a courtesy, the Association provided three quotes for every line. However, it is up to the unit owner to replace their windows. See attached spreadsheet that was previously distributed to all residents.

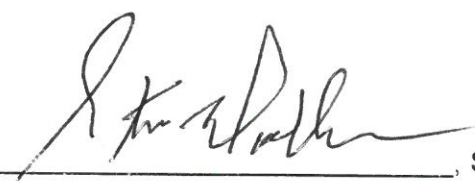
It was also mentioned that the Association will be sending out e-ballots to determine whether we can change our bylaws to mandate that every homeowner carry homeowners' insurance and change the windows to impact windows. Our legal Department is also preparing this form to ensure we use the proper language on these two items.

It was mentioned in the meeting that in the coming month shoring will be installed in the garage.

Motion: Motion was made by Maria Torbiak to adjourn the meeting.

Seconded by: Zvi Friedman **Vote:** All in favor. **Motion Passed.**

Meeting was adjourned at: 8:32 p.m.

Read and Approved by  Secretary.
Steve Moeller