



Wisconsin Tower Condominium Association

606 West Wisconsin Avenue
Milwaukee, Wisconsin

2025-26 WTCA Board of Directors

President

Alec Paget

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Vice President

Jody Eckman

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Secretary

Diane Lahmann

secretary@wisconsintower.com

Treasurer

Paul Jobling

treasurer@wisconsintower.com

Commercial Unit Representative

Lyle Meyer

commercial@wisconsintower.com

General Session June 16, 2026

Called to order by President Alec Paget at 6:38 PM – Quorum established

Present

Alec Paget, Diane Lahmann, Paul Jobling, Lyle Meyer

Katie Nelson (Founders 3)

16 Residents (14 in person, 2 via Teams)

Not Present

None

Review and Approval of May Meeting Minutes

The May meeting minutes were reviewed by Secretary Diane Lahmann. Motion to approve made by Vice President Jody Eckman and seconded by Commercial Unit Representative Lyle Meyer. No discussion. Unanimously approved.

Financial Report

A summary of the May Financial Report prepared by Founders 3 was presented by Treasurer Paul Jobling:

- Account Balances as of 5/31/2026:
 - Checking: \$19,154
 - Reserve: \$308,763
 - Delinquencies: \$6,483 of which \$3,272 was received post month end and prior to meeting date.
- Major Variances:
 - Our deficit for the month of May was \$17,920 against a budgeted deficit of \$25,230, a positive variance of \$7,609.

- Income:
 - Our total income for the month was \$ 45,933 against a budget of \$46,630.
- Operating Spend Highlights:
 - Total operating expenses for the month were \$ 63,854 against a budget of \$72,161, a positive variance of \$8,307.
 - We paid the property insurance premium during the month of \$27,993.
 - HVAC semi-annual inspection of the cooling tower and investigation of the steam heat exchangers in the garage \$2,362.
 - Otis quarterly elevator maintenance \$4,800.
 - Cleaning of the G1/G2 floor \$2,725.
- Reserve Spend Highlights:
 - The opening balance on May 1st on the Reserve was \$316,432.
 - We had Capital Contributions from new Owners of \$3,526.
 - We transferred \$2,000 to the Reserve Fund from the Operating Account.
 - Interest on the Reserve Account balance was \$750.
 - We had a Reserve Fund expense of \$9,400 to supply and install the new garage door, and a \$4,545 expense to carry out an HVAC assessment of the common areas, the parking garage and the roof mounted equipment.
 - The Reserve account balance moved to a figure of \$308,763 as of May 31, 2026.

Review and Approval of May Financials

Motion to approve May Financial Report made by President Alec Paget and seconded by Secretary Diane Lahmann. No discussion. Unanimously approved.

Property Management Report

- Please contact Katie at F3 regarding any renovation plans prior to start of work to ensure you are in compliance with the Construction Policy document.
- Please contact Katie at F3 and use elevator reservation form on website to hang elevator pads for any deliveries, move in/out.
- Resident inquiries
 - 4th floor carpet cleaning. Katie shared that company had returned and recleaned the 4th floor.

- Rusty loop water addressed in new business.
- Status of repairs above resident parking space. Current quotes are cost prohibitive and will work with maintenance technician Tony for alternative fix.
- Toilets need attention in community room.
- Vacuum schedule.
- Katie working with support team to get remotes reprogramed.

Committee Reports

Rules & Regulations

- No report.

GRT

- Volunteers still needed.
 - Volunteers are entered into a drawing for gift card at annual meeting.

Social Media

- No report.

Neighborhood

- Deb provided neighborhood social events occurring in the month of June.
- Resident suggested restarting a monthly dining group.

Welcome

- Cindy welcomed several new residents.

Newsletter

- No report.

Social

- Tower Fest 2026 planning continues.

Old Business

Garage Door

- Will need to re program remotes.
- Butterfly app works garage opening/closing.

Elevator Machines

- Katie is working on quote with Otis.
- Katie shared progress on setting up priority call.

HVAC-Exhaust/Makeup Air Systems

- Heat exchanger wheel on 22nd Floor needs to be replaced.
- Awaiting one more quote before proceeding. Reserve expense.

GRT Furniture

- Board to make decision soon.

101 Buildout

- Work has started on electrical and plumbing.
- Working to correct some declaration and document items.
- After much discussion, HVAC units will be installed in light well pending formalizing agreement made between Board and Sobo at May meeting.
 - Unit 101 will be responsible for this area as it is the roof above their unit.

New Business

Cooling Tower

- Cooling Tower is 20 years old. Expected life is 20-25 years old.
- Grunau has found numerous leaks and rusty pipes coil and are recommending the cooling tower be replaced.
- The rust is contributing to more rust in the loop water than normal. However, some rust is always expected when the cooling tower is turned on for the year. Working to improve loop water condition with more frequent filter changes and chemical treatments.
- The Board is recommending residents take advantage of the preventative maintenance group offer from Dillet Mechanical (\$135), which includes flushing.

EV Chargers for Parking Spaces

- Board is continuing to work with Pieper Power to explore options and cost.
- Board will email owners of parking spots for interest.

Resident Open Forum

- Garage cleaning: Yearly in spring.
- Unit rental: 9 approved rentals with waiting list.

- Balcony painting: ongoing discussion on how to proceed.

Adjournment

Motion to adjourn made by President Alec Paget, seconded by Secretary Diane Lahmann, and unanimously approved.

The general session was adjourned at 7:21 pm.