

64 GOTHIC STREET CONDOMINIUM ASSOCIATION UNIT OWNER'S ANNUAL MEETING MINUTES

Time and Place: November 28, 2018, 5:45 p.m.
Offices of Fierst, Kane & Bloomberg, LLP

Trustees Present: Edward Etheredge
Frederick Fierst, President/Chairman of the Board
Dorothy Gorra
Richard Katsanos, Secretary
Vincent Mariano, Treasurer

Unit Owners Present: Kenneth Neiman, Owner #102

Also, Present: Donna Golec, Owner of Kendrick Property Management (KPM)
Bob Sears, GM Field Maintenance

The annual Unit Owner's meeting was called to review the state of affairs of the condominium association, and to provide an opportunity for Unit Owners to raise any issues that relate to the ongoing maintenance of the building and grounds.

The following meeting minutes were prepared by Donna Golec and Richard Katsanos. Any exceptions and/or omissions should be noted by the pertinent party and should be submitted for clarification at the next Unit Owner's Annual Meeting.

- 1.0 The meeting was called to order at 5:38 p.m. A quorum of 78% was established.
- 2.0 Approval of Minutes:
The Unit Owner's minutes convened on November 29, 2017 were reviewed and approved.
Voted: Motion to Accept-E. Etheredge, 2nd-D. Gorra, unanimously approved by Owners.
- 3.0 Property Manager's Report:
No new attendees. Information regarding the 2018 Financials and the 2019 Budget remained the same as in the Trustee meeting.
 - B. Sears noted that trash removal fees will be dramatically increasing in coming years. This budget does not address this increase as information just came available. Future budgets will plan accordingly.
 - Discussion regarding the Window cleaning. Trustees in favor of cleaning being done on an annual basis. It will include both inside & out. Cleaning to be completed in late summer.
 - Trustees agreed to increase the monthly condo fees by 6% to support the operational Budget.
- 4.0 Old Business:
No discussion.
- 5.0 New Business:
No discussion.

6.0 Officers of the Board of Trustees:

- Discussion of current slate of Trustees. All will remain.
- E. Etheredge will complete one more 1-year term & the Board will seek a replacement for next year.
- An amendment will be prepared addressing the Trustee terms. The length will move to one year for all positions.

Voted: Existing slate of Trustees were nominated by K. Neiman, 2nd-R. Katsanos and unanimously approved by Owners.

Commercial Trustees

Edward D. Etheredge

Vincent J. Mariano

Residential Trustees

Dorothy Gorra

Frederick U. Fierst

At Large Trustee

Richard Katsanos

The next Annual Owner's meeting is scheduled for Wednesday, November 20, 2019 at 5:45 p.m.
The meeting was adjourned at 6:01 p.m.