

ATRIUM CONDOMINIUM ASSOCIATION
801-812 FAIRWAY AVENUE
TURNERS FALLS, MA 01376
ANNUAL MEETING

Place: 802 Fairway Ave.
Date: September 20, 2018
Time: 5:00 PM

Meeting called to order by Rob Powers at 5:17 PM.

Kathryn Webber made motion to approve 2017 Minutes, Lisa Sheffield seconded, all in attendance approved.

Property Manager, Donna Golec gave managers report.

- Donna explained we still owe Sexton Roofing \$8,000 for roofing of building #2. Sexton gave Association \$8,000 interest free loan to be paid over next 6 months; however, we hope to have paid off by December 31, 2018.
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- Donna went 2019 Budget
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- Budget reflects no increase in monthly condo fees.
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- There will be no increase in the Management Fees for 2019.
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- Insurance on the buildings is estimated to increase 4%.
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- A special assessment for one year discussed and approved to start building a reserve for siding, windows, landscaping. A \$20,000 special assessment will be implemented effective 2/1/2019 and run through 1/31/2019.
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- Advised any special assessment outstanding after 12/31/2018 will be charged a \$25 per month late fee.
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- Current Trustees terms expire this year, asked if anyone would like to serve as a Trustee, no responses. Rob Powers made motion to keep current Trustees for next 3 years, Jeanette Sikora seconded, all in attendance approved.
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- Advised by Helen Pearson there is hole in sidewalk by her front door creating a tripping hazard, a temporary repair will be made.
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- Jeanette Sikora presented newspaper article that Unit # 810 is being auctioned by bank on October 10, 2018. Donna will advise our lawyers to auction date and time.
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Motion to adjourn meeting made by Rob Powers, seconded by Helen Pierson.
Meeting adjourned at 6:01 PM.

Present: Robert Powers, Pat Clary, Lisa Sheffield, Jan Baker, Jeannette Sikora, Helen Pearson, Kathryn Webber, Donna Golec

Proxy's received for: Pat Clary, Lisa Sheffield, Jan Baker, Helen Pearson, and Jeannette Sikora.

Pat Clary, Secretary

Note: Next annual meeting September 19, 2019