

LEMUEL BLOOD CONDOMINIUM TRUST ASSOCIATION UNIT OWNER'S ANNUAL MEETING MINUTES

DRAFT

Time and Place: November 30, 2022, 4:00 p.m.
Via Zoom

Trustees Present: Amy Trombley
Eric Dunn & Theresa Ronquillo

Owners\Trustees Absent: Emily (Kess) Kessler

Also, Present: Donna Golec, Owner of Kendrick Property Management (KPM)

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 & reviewed by Amy Trombley. 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 4:05 p.m. A quorum of 75% was established.
- 2.0 Owner Complaints or Concerns:
 - None
- 3.0 Approval of Minutes:

The 12/1/21 Owners Minutes were reviewed and approved.
Voted: Motion to Accept-A. Trombley, 2nd-E. Dunn, unanimously approved by Owners.
- 4.0 Property Manager's Finance Report:
 - 4.1 YTD Summary regarding 2022 Income & Expenses
 - 4.2 Overview of the monthly reconciliation of the bank accounts and the Financial package. This package is shared with all owners\trustees.
 - 4.3 Proposed 2023 Budget discussion & review.
 - 12.5% increase to the monthly condo fees to balance known and anticipated cost increases in the operating expenses.
 - Continue to contribute \$100 per month to the Reserve.
 - Under Operating budget increased Insurance, Accounting, Property mgt, Gen Maintenance, Rubbish and kept the allowance for power washing in hopes that this along with painting can be moved to 2024.**Voted:** Motion to Accept- E. Dunn, 2nd-A. Trombley, unanimously approved by Owners.

5.0 Property Manager's Maintenance report:

- Sidewalk completion in 2022.
- No major concerns for 2023 other than possibly replacing a couple of bushes.
- Items for 2023 –
 - Painting Quotes for trim areas –
 - Bannister Painting quote at \$10K
 - Waiting on Frank Mitchell quote.
 - Power washing of the exterior may be delayed till 2024

6.0 Old Business:

- Review of Appendix A of the By-Laws, Rules & Regulations were fine with the questionable wording on #12 regarding property taxes. Decision to leave as is as the wording could work as today the Property Taxes are paid by the individual owners.
- Exterior common area electric outlets & billing was resolved in Dec. 2021.

7.0 New Business:

- Owners continue to express the best method for communication is via email. All owners are copied on all communication with KPM or amongst themselves when it involves the property.
- Authorized signers on the Associations 2 bank accounts – Donna Golec, Owner of KPM & Amy Trombley to replace Amy Campbell.

8.0 Officers of the Board of Trustees:

- Current slate of Trustees = all owners on the Deeds in accordance with the Association's governing documents.

The next Owner meeting will be scheduled for November 29, 2023, via zoom at 4:00 p.m.

The meeting was adjourned by 4:52 p.m.