

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

DRAFT

Time and Place: December 1, 2021, 4:03 p.m.
Via Zoom

Trustees Present: Amy Trombley
Amy Campbell

Owners\Trustees Absent: Janet Grimes

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. 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 4:03 p.m. A quorum of 75% was established.
- 2.0 Owner Complaints or Concerns:
 - None
- 3.0 Approval of Minutes:

The 12/2/20 Owners Minutes were reviewed and approved.
Voted: Motion to Accept-A. Trombley, 2nd-A. Campbell, unanimously approved by Owners.
- 4.0 Property Manager's Finance Report:
 - 4.1 YTD Summary regarding 2021 Income & Expenses
 - 4.2 Proposed 2022 Budget discussion & review.
 - 13.5% increase to the monthly condo fees
 - Continue to contribute \$100 per month to the Reserve.
 - Under Operating budget increased landscape services & added in an allowance for power washing.
 - \$7,500 Special Assessment to fund the replacement of the sidewalk (\$5K) & continued exterior painting (\$2,500).
Voted: Motion to Accept- A. Campbell, 2nd-A. Trombley, unanimously approved by Owners.
- 5.0 Property Manager's Maintenance report:
 - Safety issue discussions –
 - Verification that CO\Smoke detectors are not outdated.
 - Importance of annual dryer vent cleanings. Owners can hire a contractor & submit proof of cleaning to KPM.
 - Items for 2022 –

- Painting – To complete a full exterior painting would cost \$14K (quoted a year ago). Contact Bannister Painting for an exterior painting plan to be developed that maintains the integrity of the property.
- Quote for Power washing of the exterior & if this can clean the exterior of windows.
- Sidewalk has become a liability & requires replacement.

Voted: Motion to accept CNJ quote for a cement sidewalk & allow for the 2020 Quote to be updated. Unanimously approved. Sidewalk work to be funded by the Special Assessment.

6.0 Old Business:

- None

7.0 New Business:

- Rules & Regulations need to be updated periodically to improve language (I.e., Phonograph).
 - KPM to pull Appendix A out from By-Laws & submit to Trustees.
 - Trustees to review for updates to language or any new recommended additions or changes.
 - Once approved to file with the Registry of Deeds.
- Review of the National Grid for the common exterior outlets that has not had an expense in 2 years.

8.0 Officers of the Board of Trustees:

- Current slate of Trustees all returning – A. Trombley, A. Campbell & J. Grimes.

The next Owner meeting will be scheduled for November 30, 2022, via zoom at 4:00 p.m.

The meeting was adjourned by 5:25 p.m.