

**Westview Condominium Association
Annual Meeting of Unit Owners
Thursday, November 17, 2022 @ 5:00pm
Zoom Video Conferencing**

Minutes of Annual Meeting

DRAFT

Attending:

Unit Owners, Grace Simonette, Gerard Simonette, Candace Drimmer, Gary Drimmer, Ellen Meeropol, Robert Meeropol, And Turrett, Denys Candy, Janeen Costa.
Property Manager, Sabrina Bardwell.

Sabrina Bardwell facilitated the meeting and Robert Meeropol took the minutes. A representative from all six units was present, including all three Trustees: Gary Drimmer, Robert Meeropol, and Grace Simonette.

The meeting was called to order at 6:04pm

Minutes from the November 2021 Annual Meeting were approved.

The proposed 2023 budget was reviewed. After some discussion of whether to maintain or reduce fees, the budget was approved unanimously with the fees remaining unchanged. It was also agreed that 85% of the accumulated surplus would be transferred into the reserve account.

Unit owners next addressed maintenance issues. There is more siding work to be done and one warped board that might be replaced. Sabrina will contact the contractors who have done prior siding work for us to get pricing and see who is available.

The rules governing the front garden beds, back patios and front entry ways were reviewed. The makeup of the front beds, back patios, individual unit front and back doors within reason are up to the owners of each unit discretion, while the common aspects of the front entryways are subject to collective agreement.

Robert Meeropol was given the go ahead to explore whether the Pedal People could be used to replace our current trash collecting company and was asked to report his finding to all unit owners. For now, we are retaining the current trash haulers, USA Hauling.

Gary Drimmer was re-elected for a three-year term. Robert Meeropol has two years left on his term, and Grace Simonette has one year left on her term.

The meeting was adjourned at 7:04pm.

Submitted by Robert Meeropol, Trustee.