

221-227 MAIN STREET CONDOMINIUM TRUST UNIT OWNER'S SPECIAL MEETING MINUTES

DRAFT

Time and Place: May 9, 2022, 10:00 a.m.
Via Zoom

Owners Present: Barbara Ween
Gary & Annette Iglarsh
Steve Wishengrad
Charlie Maguire
Rich Madowitz

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

The Unit Owner's meeting was called for a mid-year update to review the state of affairs of the condominium trust, 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 approximately 10:05 a.m.
A quorum of 74% was established.
- 2.0 Approval of Minutes:
The Unit Owner's minutes convened on July 12, 2021, were reviewed, and approved with the addition of the discussion on the repointing & emergency egress.
Voted: Unanimously approved by Owners.
- 3.0 Property Financial review:
 - 3.1 Review of the YTD 2022 Financial Statement.
 - 3.2 Accounts Receivable – Special Assessment collections on target.
- 4.0 Property Maintenance review:
 - 4.1 Lights on the front of the building.
 - 4.1.1 Lights above the signs belong to commercial units.
 - 4.1.2 Lights on the columns belong to the association.
 - 4.1.2.1 Lights selected by Owners & install by electrician.
 - 4.2 Front repointing project – Discussion.
 - 4.2.1 Follow up project regarding the Pebble section. Utilize a water test to determine its condition. Historically this was thought to be in good shape.
 - 4.3 Back egress project - Scott Keiter, Keiter Builders. Attempting to work collaboratively with all four (4) buildings that connect to the Egress.
 - 4.4 For 2023 Budget include annual window cleaning allowance.
 - 4.5 Interior common hallway – On hold
 - 4.5.1 Request for quote from Wagner Flooring for a new runner from bottom to the landing on the 2nd floor.

5.0 Election of Trustees:

- 1-year terms.
- Running for re-election – Barbara Ween, Commercial Trustee & Gary Iglarsh, Residential Trustee.
- 1 Vacant position

Voted: Unanimously approved by Owners.

Save the date – 2023 Annual Owner’s meeting to be scheduled for the 3rd week of June 2023.
Barbara to meet with Tina to confirm dates.
10:00 a.m. via Zoom.

The meeting was adjourned around 10:56 a.m.