

LYMAN ROAD CONDOMINIUM TRUST ASSOCIATION UNIT OWNER'S ANNUAL MEETING MINUTES

DRAFT

Time and Place: April 3, 2023, 6:00 p.m.
Zoom meeting

Trustees Present: Robert Brick
Holly Ackerman
Kevin McAndrew
Joel Minsky
Terry Culhane

Owners Present: Jacy Armenti
Jim & Roberta Armenti
Isabel Dickson
Andrew Tulis
Alberto & Suzana Moreira
Stephanie Osiecki
Alison Sinkler

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 Joel Minsky. 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 6:00 p.m. A quorum of 87.5% was established.

2.0 Approval of Minutes:

The Unit Owner's minutes convened on April 5, 2022, were reviewed, and approved.

Voted: unanimously approved by Owners

3.0 Property Manager's Financial Report – Donna Golec

3.1 Summary of Financial – Income Statement 2022 & how the year ended.

3.1.1 Laundry income exceeded projections.

3.1.2 Question on \$12,283 April 2022 General Maintenance item: Board had previously questioned this and it was for interior and exterior repair of Holly Ackerman's unit.

3.1.3 Bob Brick questioned if estimates of 2023 budget were accurate given increased cost of labor, Donna said perhaps not given increases in contractor prices she has seen.

3.1.4 Holly stressed importance of proactive maintenance to avoid future major expenses.

3.2 Review of YTD 2023 Financials.

3.3 2022 Tax Return was filed by Ziomek & Ziomek, CPA.

4.0 Old Business

4.1 Parking lot lines - On hold

4.2 Exterior masonry work completed on front of units 19-29

4.3 Interior of Units 25A, 27A repaired due to long standing water issue.

4.4 Unit 23 & 25 front porch repair

4.5 Roof inspection and repair over unit 21B. Membrane under condenser repaired.

4.6 Tree work: trees trimmed away from building.

5.0 New Business

5.1 Donna presented results of March 2023 walk-around. Said that list of repairs would be close to \$30,000, greater than current reserve.

5.2 Bob and Terry Culhane stressed importance of building greater reserve.

5.3 Reiterated that all owners are welcome to attend board meetings which are held via Zoom. Non board members would be excluded from any discussions that might violate privacy of individual owners. These topics are moved to Executive Session.

5.4 Landscaping; Voted unanimously to switch Spring Valley mowing contract to per event and that Holly Ackerman would be person to communicate when mowing was not needed.

6.0 Board of Trustees:

6.1 Returning Board:

6.1.1 Robert Brick

6.1.2 Terry Culhane

6.1.3 Holly Ackerman

6.2 **Voted:** The following Trustees were nominated and unanimously approved by Owners.

6.2.1 Joel Minsky

6.2.2 Isabel Dickson

7.0 Next board meeting has been scheduled for Monday April 24, 2023, at 4:00 p.m. via Zoom. Donna will attend and all owners are welcome to join.

The meeting was adjourned at 7:05 p.m.