

64 GOTHIC STREET CONDOMINIUM ASSOCIATION UNIT OWNER'S ANNUAL MEETING MINUTES

Time and Place: October 29, 2024, 5:30 p.m.
Fierst Bloomberg & Ohm conference room.

Trustees Present: Don Hafner, Secretary
Vincent Mariano, Treasurer
Mark Luiggi
Gay Ellis
Kenneth Neiman

Also, Present: Donna Golec, Owner of Kendrick Property Management (KPM)
Bob Sears, GM Field Maintenance (KPM)
Edward Etheredge
Fred Fierst
Eva Fierst

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 and Don Hafner. 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 6:19 p.m. following the Trustee meeting.
A quorum of 94% was established.

2.0 Approval of Minutes:

The Unit Owner's minutes convened on November 8, 2023, were reviewed, and approved.

Voted: Motion to Accept-V. Mariano, 2nd-G. Ellis, unanimously approved by Owners.

3.0 Property Manager's Report:

No new attendees. A summary of the Trustee meeting was not required.

- Trustees approved a 7.5% increase to monthly condo fees as of 1/1/25 to support the operational Budget & increased funding of the Reserve for projected new main roof.
- Maintenance – Maintenance review (see Trustee Minutes)

4.0 Trustee Report – Not required.

5.0 Old Business:

5.1 CD – Confirmation that \$50K will be transferred to a new 5-month CD to be held at Greenfield Northampton Coop.

6.0 New Business – None

7.0 Officers of the Board of Trustees:

Motion was made to select the following slate of Trustees for a 1-year term.

Voted: The following slate of Trustees were nominated by F. Fierst, 2nd-V. Mariano and unanimously approved by Owners.

Commercial Trustees

Kenneth Neiman

Vincent J. Mariano, Treasurer

Residential Trustees

Dan Fierst

Mark Luiggi

Gay Ellis

At Large Trustee

Don Hafner, Secretary

The next Annual Owner's meeting has been scheduled for October 29, 2025. This meeting will be included with the Trustee meeting to flow together starts at 5:00 p.m.

The meeting was adjourned around 6:21 p.m.