

**43 CENTER STREET CONDOMINIUM ASSOCIATION**  
**Annual Meeting on December 6th., 2019**  
**43 Center Street, Quaker Suite**  
**Northampton, MA 01060**

**Present:** Bruce Hawkins, Claire Bateman, Kay Saakvitne, Katie Miernecki, Michael Malkovich..

**Regrets:** Andrea Leskes

**Proxies:** Carolyn Hicks (Lyndy Pye) Lurdes Mattei (Lyndy Pye)

**Visitors:)** Donna Golec, Bob Sears

**Meeting opened at 11:35a.m.**

**A) Minutes of last annual meeting - Accepted unanimously.**

**B) Election of Trustees -**

Nominations from the floor. None

**Proposed slate:** Bruce presented the following names as

Residential - Claire Bateman -

Commercial - Michael Malkovich -

At large - faith based - Bruce Hawkins -

- service organizations - Katie Miernecki -

- therapist community - Lyndy Pye -

Kay moved that the slate be approved as presented. Lyndy seconded the motion. Vote was unanimous to accept the motion.

**C) Financial Report -** Donna reported that the cash flow has been good this past year and we will be able to move \$10m000 dean row Operating Budget to the Reserve Account even with one month to go. Donna has already sent out the announcement of the condo fee increase so please make sure you notify your bank of the change if you do automatic payments time for the January payment. Trustees will be discussing a yearly 4% raises in January which should avoid having to borrow for large projector..

**D) Property Management Report -** Bob reported that maintenance has been steady through the year. The new front door electronic directory has been installed and can handle cell phone data. If you have any problems getting people in the door or upstairs, please, contact Bob directly. Duct cleaning will happen on Dec. 17th.s He will send out a reminder. It will not be necessary to access any private spaces as far as we know at this point. We have a new snow removal company. Due to our situation, they plow once to clear access, and then return at night to remove the sacculated snow. There is no parking around the building for storms of 4" or more. Please do not return your car until you know they have done the removal phase. A snow shovel is kept on a mat outside the Maintenance door.

**E) Presentation of 2020 Budget -r**Donna presented 2020 Budget copies to those who had not seen it yet. Trustees vote on it in November meeting.

**F) Motion to adjourn** made by Lyndy Pye and sec ended by Kay Saakvitne. Unanimous.

Respectfully submitted by  
Claire L. Bateman, Secretary