

Meadow Oak Condominium Association  
South Deerfield, MA 01373

Shirley Mason  
Cindy Plisko  
Cynthia Toth  
Philip Villeneuve

**ANNUAL MEETING**

**February 9, 2018**

**Report from KPM**

Donna Golec of Kendrick Property Management provided year end financials which were reviewed and explained in detail..

**Budget**

Copies of the budget for 2018 were distributed. There will be no increase in monthly fees. The Association has put substantial amounts into reserves in years past. Because of this, we are able to resurface the driveways without an assessment. However, we will not be designating a specific amount for the current year.

**Year in review**

New deck was installed on Unit 5B. Buildings 3 and 4 were pressure washed. The northern perimeter was cut back and sumac and other shrubs were removed from behind Unit 6A.

**2018 Projects**

There will be a continuation of deck replacements. The deck on Building 5A will be replaced.

**Power washing/roof cleaning**

Buildings 5 and 6 are scheduled for 2018.

**Septic Systems** The septic systems are scheduled to be pumped in 2018. This is usually done in the late Fall.

## **Election of Board of Trustees**

The current Board was elected by a voice vote.

## **Other Business**

There being no further business a motion was made and seconded that the meeting be adjourned.

Voting proxies were received from

Michele Smiaroski	Unit 3B
Katherine Burrill	Unit 5A
Judy Currie	Unit 6A
Marie Guerin	Unit 6B

### Attendees:

John Dempko	Unit 1A
Cynthia Toth	Unit 1B
Cindy Plisko	Unit 2A
Philip Villeneuve	Unit 3A
Truett Pope	Unit 4A
Shirley Mason	Unit 5B

### Enclosures:

Year End Financial Report for 2017  
Budget for 2018

**MEADOW OAK COMDOMINIUM ASSOCIATION**

**ANNUAL MEETING**

**FEBRUARY 9, 2018**

**AGENDA**

- \* Report from Donna Golec - Kendrick Property Management
- \* Year in review – Completed Projects
- \* Budget for 2018
- \* 2018 Projects - Driveways; Deck Replacement 5A
- \* Building Maintenance- Pressure Washing Buildings 5 and 6
- \* Future Projects-Decks
- \* Septic Systems
- \* Election of Board of Trustees
- \* Other business

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South Deerfield, MA 01373

*Shirley Mason  
Cindy Plisko  
Cynthia Toth  
Philip Villeneuve*

**NOTICE OF ANNUAL MEETING**

The Annual Meeting of owners is scheduled for Friday, February 9, 2018 at 6:00 p.m.

If you would like to include an item on the Agenda, please advise a Board Member before January 31. The Agenda will be distributed prior to the meeting.

If you are unable to attend, please contact a Board Member to complete a proxy

We welcome an offer to host this meeting; please contact a Board member or call Shirley Mason at 665-1337. Thank you.





**HOMEOWNER PROXY**

Michele Smiarowski the undersigned homeowner of  
Meadow Oak Condominiums, appoints Philip Villeneuve  
as proxy for the homeowner.

Said proxy may attend and represent the homeowner with full power to vote  
and act for the homeowner.

This proxy is effective for the Annual Meeting of Meadow Oak  
Condominium Homeowners to be held on Friday, February 9, 2018 at  
Unit 5B Meadow Oak Lane in South Deerfield, Massachusetts

Date 2/2/18

Unit 3B

Homeowner Michele Smiarowski  
(Signature)

**HOMEOWNER PROXY**

Katherine Durrill the undersigned homeowner of  
Meadow Oak Condominiums, appoints Shirley Mason  
as proxy for the homeowner.

Said proxy may attend and represent the homeowner with full power to vote  
and act for the homeowner.

This proxy is effective for the Annual Meeting of Meadow Oak  
Condominium Homeowners to be held on Friday, February 9, 2018 at  
Unit 5B Meadow Oak Lane in South Deerfield, Massachusetts

Date 2-8-2018

Unit 5A

Homeowner Katherine Durrill  
(Signature)



**HOMEOWNER PROXY**

Judy Curcio the undersigned homeowner of  
Meadow Oak Condominiums, appoints Shirley Mason  
as proxy for the homeowner.

Said proxy may attend and represent the homeowner with full power to vote  
and act for the homeowner.

This proxy is effective for the Annual Meeting of Meadow Oak  
Condominium Homeowners to be held on Friday, February 9, 2018 at  
Unit 5B Meadow Oak Lane in South Deerfield, Massachusetts

Date 2/8/18

Unit 6A

Homeowner Judy Curcio  
(Signature)

**HOMEOWNER PROXY**

Maui B. GIERKIN the undersigned homeowner of

Meadow Oak Condominiums, appoints SHIRLEY HASON

as proxy for the homeowner.

Said proxy may attend and represent the homeowner with full power to vote and act for the homeowner.

This proxy is effective for the Annual Meeting of Meadow Oak

Condominium Homeowners to be held on Friday, February 9, 2018 at

Unit 5B Meadow Oak Lane in South Deerfield, Massachusetts

Date 2-9-18

Unit 6B

Homeowner Maui B. Gierkin  
(Signature)