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.

<u>Septic Systems</u> 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

Meadow Oak Condominium Association South Deerfield, MA 01373

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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.

Revenues			
Condo Fees		37,440.00	
Interest		20.00	
		37,460.00	
Total Revenue			
Expenses			
•			
Insurance		6,000.00	
Grounds		6,000.00	
Legal/Accounting		250.00	
License/Taxes		175.00	
Management		2,880.00	
Building Maintenance		1,000.00	
Septic		1,740.00	
Maintenance/Repairs		500.00	
Snow Removal		4,000.00	
Tree Work		500.00	
Driveway Project		7,500.00	
Deck Replacement		5,800.00	
Total Expenses	,	35,745.00	
Deposit to Treasure	•		
Income/Loss		1,115.00	
	·		

Income & Expense 2017 Office\Finance\Condo\(Meadow Oak\\2017\) Inc Strat YID Bud **Meadow Oak Condominiums**

Operating Account Balance Reserve-PUB Available Cash	Cash Balances:	Deposit to Reserve	Operating Profit /Loss:	Total Operating Expenses:	Snow removal	Tree Removal	Grounds Maintenance/Landscaping	Special Projects/Decks Septic Pumping/Repairs	Building Maintenance	General Repairs/Maintenance	Property Maintenance:	Capital/Building Improvements	Office Supplies (Inc. Postage)	Management Fee	Licenses, Taxes & Fees	Legal/Accounting Services	Insurance	Expenses Bank Charges	Total Income	NSF Fees	Interest Income	Maintenance Income	Condo Fees	
i	Net:	1	\$	\$	ı															r				
21,225.08 46,435.48 67,660.56	281.19	500.00	781.19	2,340.60	870.00									240.00			1,230.60		\$ 3,121.79		1.79	0,120.00	3 120 00	January
	1,391.59	500.00	\$ 1,891.59	\$ 1,230.00	750.00									240.00		240.00			\$ 3,121.59	1	1.59	0,120.00	3 120 00	February
	531.48	500.00	\$ 1,031.48	\$ 2,090.30	1,160.00									240.00	75.00		615.30		\$ 3,121.78	,	1.78	3,140.00	3 120 00	March
	1,091.03	500.00	\$ 1,591.03		60.00									240.00			1,230.60		\$ 3,121.63		1.63	0,120.00	3 130 00	April
	1,766.64	500.00	\$ 2,266.64	\$ 855.30	ī									240.00			615.30		\$ 3,121.94		1.94	3,120.00	3 120 00	May
	(6,002.22)	500.00	\$ (5,502.22) \$ 1,422.86	\$ 8,624.00	ı		1.884.00	5,500.00		1,000.00				240.00					\$ 3,121.78	ī	1.78	3,120.00	3 120 00	June
	922.86	500.00) \$ 1,422.86	\$ 1,699.00			1.459.00							240.00					\$ 3,121.86	,	1.86	3,120.00		yluL
	865.89	500.00	\$ 1,365.89	\$ 1,756.00	·		1.516.00							240.00					\$ 3,121.89		1.89	3,120.00		August
	1,571.78	500.00	\$ 1,365.89 \$ 2,071.78 \$ (628.91) \$ 2,011.59	\$ 1,050.00			810.00							240.00					\$ 3,121.78		1.78	3,120.00	3 120 00	September
	(1,128.91)	500.00	\$ (628.91)	\$ 3,750.90			1.720.00							240.00			1,790.90		\$ 3,121.99		1.99		3 130 00	October
	1,511.59	500.00	\$ 2,011.59	\$ 1,110.30			270.00							240.00			600.30		\$ 3,121.89		1.89		3 120 00	November December
	424.62	500.00	\$ 924.62 \$	\$ 2,197.22			990.00			300.00			66.92	240.00			600.30		\$ 3,121.84	1	1.84	3,120.00	3 130 00	December
	3,227.54	6,000.00	\$ 9,227.5	\$ 3,750.90 \$ 1,110.30 \$ 2,197.22 \$ 28,234.22	2,840.00		8,649.00	5,500.00		1,300.00		ì	66.92	2,880.00	75.00	240.00	6,683.30		\$ 3,121.84 \$ 37,461.76		21.76	0.044,70	37 440 00	YTD 2017
	4 1,700.00	6,000.00	9,227.54 \$ 7,700.00	\$	0 5,000.00		0 7,200.00	5,600.00					2	0 2,880.00		500.00	0 6,100.00	ì.	6 \$ 37,455.00	,	6 15.00		0 37 440 00	Budget 2017

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 38
Homeowner Mille Comment (Signature)

Karrenine Burnel the undersigned homeowner of
Meadow Oak Condominiums, appoints SHORY MASON
Meadow Oak Condominiums, appoints Alega 10 17 500
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

Date_	2-7	5-2018	
Unit _	5 A	1	
Home	owner	Kathin (Signature)	1. Brill

the undersigned homeowner of
Meadow Oak Condominiums, appoints Margan
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
Unit
(Digitature)

Mary B. GUKIN 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 6 B Homeowner Many 6 Xuer (Signature)