

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

Time and Place: November 13, 2019, 5:45 p.m.
Offices of Fierst & Bloomberg, LLP

Trustees Present: Frederick Fierst, President/Chairman of the Board
Edward Etheredge
Dorothy Gorra
Vincent Mariano, Treasurer

Trustees Absent: Richard Katsanos, Secretary (proxy given to E. Etheredge)

Also, Present: Donna Golec, Owner of Kendrick Property Management (KPM)
Bob Sears, GM Field Maintenance
Dan 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 Bob Sears. 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 5:40 p.m. following Trustee meeting. A quorum of 76.6% was established.

2.0 Approval of Minutes:

The Unit Owner's minutes convened on November 28, 2018 were reviewed and approved.

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

3.0 Amendment of Trust – Eliminates the staggered years & votes all Trustees in each year.

Voted: Motion on amending the Trust and the election of Trustees for the new annual term (see attached). Unanimously approved by Owners.

4.0 Property Manager's Report:

No new attendees. Information regarding the 2019 Financials and the 2020 Budget remained the same as in the Trustee meeting.

- Trustees agreed to increase the monthly condo fees by 3% to support the operational Budget.
- Roof raking when snow builds up to > foot.
- Watch for over salting & remove excess as needed.

5.0 Trustee Report – No new attendees.

6.0 Old Business:

No discussion.

7.0 New Business:

- Owner participation – How to encourage owners to participate in the management of the property & bring fresh eyes.

8.0 Officers of the Board of Trustees:

- Discussion of current slate of Trustees. E. Etheredge resigned.
- Dan Fierst, resident of unit 202, voted on to the Board under Residential.
Voted: The following slate of Trustees were nominated by D. Gorra, 2nd-V. Mariano and unanimously approved by Owners.

Commercial Trustees

Frederick U. Fierst

Vincent J. Mariano

Residential Trustees

Dorothy Gorra

Dan Fierst

At Large Trustee

Richard Katsanos

The next Annual Owner's meeting will be scheduled at the April 15, 2020 Trustee meeting at 5:00 p.m.

The meeting was adjourned at 6:09 p.m.