

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

Time and Place: November 18, 2020, 6:00 p.m.
Via Zoom

Trustees Present: Frederick Fierst, President/Chairman of the Board
Vincent Mariano, Treasurer
Richard Katsanos, Secretary
Dorothy Gorra
Dan Fierst

Also, Present: Donna Golec, Owner of Kendrick Property Management (KPM)
Bob Sears, GM Field Maintenance
Edward Etheredge
Shelley Steuer
Kenneth Neiman
Gay Ellis

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 6:08 p.m. following Trustee meeting. A quorum of 84% was established.
- 2.0 Approval of Minutes:
The Unit Owner's minutes convened on November 13, 2019 were reviewed and approved.
Voted: Motion to Accept-S. Steuer, 2nd-V. Mariano, unanimously approved by Owners.
- 3.0 Property Manager's Report:
No new attendees. Information regarding the 2020 Financials and the 2021 Budget remained the same as in the Trustee meeting.
 - Trustees agreed to no increase in condo fees for the 1st Qtr. of 2021. Only a 1.5% increase to monthly condo fees as of 4/1/21 to support the operational Budget.
 - Keep maintenance expenses down until costs of materials return to normal due to delays caused by Covid.
- 4.0 Trustee Report – No new attendees.
- 5.0 Old Business:
 - 5.1 Electric car option for parking lot – Topic was tabled as 2021 may bring tax credits.
- 6.0 New Business: None.

7.0 Officers of the Board of Trustees:

- Motion was made to select the current slate of Trustees.

Voted: The following slate of Trustees were nominated by K. Neiman, 2nd-S. Steuer 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 has been scheduled for November 17, 2021 following the Trustee meeting which all are welcome to attend. Trustee meeting starts at 5:00 p.m.

The meeting was adjourned around 6:30 p.m.