

# LEMUEL BLOOD CONDOMINIUM TRUST ASSOCIATION UNIT OWNER'S ANNUAL MEETING MINUTES

Time and Place: December 2, 2020, 4:00 p.m.  
Via Zoom

Trustees Present: Amy Trombley  
Amy Campbell

Owners\Trustees Absent: Janet Grimes

Also, Present: Donna Golec, Owner of Kendrick Property Management (KPM)

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.

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The following meeting minutes were prepared by Donna Golec. 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 4:10 p.m. A quorum of 75% was established.
- 2.0 Owner Complaints or Concerns:
  - None
- 3.0 Approval of Minutes:

The 12/4/19 Owners Minutes were reviewed and approved.

**Voted:** Motion to Accept-A. Trombley, 2<sup>nd</sup>-A. Campbell, unanimously approved by Owners.
- 4.0 Property Manager's Finance Report:
  - 4.1 YTD Summary regarding 2020 Income & Expenses
    - 4.1.1 All financial activity relating to Insurance, General Maintenance and 2019 Tree work (paid in Jan '20) were noted.
  - 4.2 Proposed 2021 Budget discussion & review.
    - No increase to the monthly condo fees
    - Continue to contribute \$100 per month to the Reserve.
    - If anything, unexpected occurs, funds may need to be paid out of the Reserve.

**Voted:** Motion to Accept- A. Campbell, 2<sup>nd</sup>-A. Trombley, unanimously approved by Owners.
  - 4.3 Insurance
    - 4.3.1 KPM to contact Borawski Insurance for quotes on increasing the Associations deductible from \$1K to \$2,500.
    - 4.3.2 Premium increased due to increase coverage as R. Borawski was concerned the building was underinsured.
    - 4.3.3 October policy distributed to all owners.

5.0 Property Manager's Maintenance report:

- Owners summarized all the general maintenance (Tree removal, Fence & Railings) for the year.
- Items for 2021 –
  - Painting – They understood that the contractor was backlogged & hope they will be high on his list for Spring 2021.
  - Spring walkaround to evaluate areas for power washing of the porches and outside window areas.
  - Sidewalk options to continue to be evaluated while managing Reserve funds.
- Item to monitor for further down the road – Front steps are starting to become uneven due to settling of the base.

6.0 Old Business:

- Upgrade of the properties CO\Smoke Detectors completed in units 1&2. Unit 3 had been a recent purchase which would have had the units inspected at the time of sale.

7.0 New Business:

- None.

8.0 Officers of the Board of Trustees:

- Current slate of Trustees all returning – A. Trombley, A. Campbell & J. Grimes.

The next Owner meeting will be scheduled for December 1, 2021 via zoom at 4:00 p.m.

The meeting was adjourned by 4:37 p.m.