

POMEROY PLACE CONDOMINIUM ASSOCIATION ANNUAL OWNERS MEETING MINUTES

Time and Place: December 5, 2023, 1:00 p.m.
Via Zoom

Trustees Present: Ginny Levi
Rishi Chhatwal
Elizabeth Read

Residential Owners Present: Ginny & Ray Levi, Rishi Chhatwal, Kate Eshghi, Elizabeth Read, Sam Read, Albert (Gene) Novark, Edward Jackson, Amy Rhodes, Evan Dang, Rachel Beckwith

Also Present: Donna Golec, Kendrick Property Management (KPM)
Melissa Stevens, Kendrick Property Management (KPM)

Attendance and Proxy Quorum total: 89% (9 in attendance & 2 by proxy)

Melissa from Kendrick concluded a quorum was reached.

Secretary Rishi Chhatwal asked for the meeting to be recorded.

President Ginny Levi called meeting to order at 1:04 pm.

Welcome remarks were delivered.

Donna Golec introduced herself and Kendrick team members. She gave opening remarks.

Melissa will take lead as relationship manager for our property.

Bob Sears introduced himself to the community. He complimented Sam Read (owner) for his work.

Bob Sears listed a concern: downspouts drain into sidewalks (will work on pricing for underground drainage).

Melissa introduced herself to the community. She is Property Relations Manager. She deals with owner and board requests and assists Bob.

Donna noted that minutes were not available from last year. Elizabeth Read (board member) clarified that the slide deck from last year should serve as minutes. So noted. Donna will take the slideshow from 2022 and label them as minutes.

Donna delivered the financial review. Donna noted that Buildium is available for electronic financial information and payment.

Donna noted the large expenses are landscaping and insurance. Donna encouraged the community to keep a snow account balance.

Donna will review accounts in December to put money in reserves.

Evan (owner) asked a question about alarm monitoring and where funds are held. Donna and Bob answered these questions.

Donna reviewed the budget for 2024. She noted that the board decided not to do a condo fee increase this year.

Ray Levi (owner) asked about planning for future projects and how that related to condo fee increase. Donna and Michelle answered this question.

A discussion about the reserves was had.

Ray Levi (owner) asked a question about insurance and bidding out. Donna answered the question.

Rachel (owner) asked about reserve studies. Donna answered the question.

Elizabeth (board member) asked a question about insurance premiums. Donna answered the question.

Bob Sears (Kendrick) discussed maintenance and regulatory/insurance items. Bob discussed maintenance items for the spring.

Bob will do an early spring walk around to determine maintenance priority.

Amy (owner) asked about communicating with abutting property owners about tree overhangs. Sam (owner) answered the question. Donna provided further information.

Amy (owner) discussed balcony railings. Rachel also asked about power washing. Donna and Elizabeth discussed the ownership issues.

Donna closed new business at 1:51 and moved to old business.

Donna and Ginny (owner) discussed the solar array on 9 Pomeroy. The array needs to become part of the master deed. All owners must sign (if approved) the proxy for this amendment.

Ginny (owner) explained the request of adding an EV charger to 9 Pomeroy Unit 1, and the necessary amendment to the master deed. All owners must sign (if approved) the proxy for this amendment.

Rishi Chhatwal (board member) made a motion to continue on both of these amendments. Elizabeth Read (board member) seconded the motion.

Yes: Edward Rachel Rishi Elizabeth Evan Amy. Abstain: Ginny.

No: None.

Bob left the meeting at 2:03 pm.

Donna discussed the election of new trustees. Candidates: Evan, Amy, Sam, Rachel.

Evan withdrew his name from consideration.

Ray Levi (owner) made a motion to accept the slate of trustees as: Amy, Sam, and Rachel. This motion was seconded by Elizabeth Read.

This slate was voted in unanimously.

Rachel will be secretary.

Sam will be treasurer.

Amy will be president.

Next Annual Owners Meeting – scheduled for Tuesday, December 3, 2024 @ 1pm Zoom.

Rishi Chhatwal (outgoing secretary) made a motion to end the meeting at 2:10 pm. This was seconded by Ginny Levi (outgoing president). This motion passed unanimously.