

43 CENTER STREET CONDOMINIUM ASSOCIATION UNIT OWNER'S ANNUAL MEETING MINUTES

Time and Place: December 3, 2021, 3:00 p.m.
Via Zoom

Trustees Present: Michael Malkovic – Commercial
Andrea Leskes – Residential
Lourdes Mattei – At Large
Sally Stites-Robertson – At Large

Trustees Absent: Evelyn Pye – At Large

Unit Owners Present: Dale Raczlynski & Marissa Perez
Also, Present: Donna Golec, Owner of Kendrick Property Management (KPM)
Bob Sears, GM, Field Maintenance

This meeting was called to discuss and review the yearly activity, evaluate progress on maintenance issues and treasurer's report. The following meeting minutes were prepared by Donna Golec & Bob Sears.

- The meeting was called to order at 3:08 p.m.
- Quorum 83.15% (required > 51%)
- Approval of December 2020 Minutes.
Voted: Approved by Trustees & Owners in attendance
- Property Managers report, Donna Golec & Bob Sears, Kendrick Property Mgt, provided the following review of the Property & Financials...
 1. YTD Property Maintenance items – Unexpected expenses in 2021...
 - Roof leaks & interior repairs.
 - Manhole cover
 - Repairs to front entrance to Service Net
 - Side stairs to Friends units
 2. Planned expenses in 2021 –
 - Interior & exterior window cleaning. This had not been done since the incorporation of the condo association.
 - Interior painting
 3. Projected plans for 2022 –
 - Exterior wood painting – Quotes to Trustees
 - Evaluation of heating & A/C system by different contractors for improvements.
 4. Year to date Financials for 2021 were handed out & reviewed.
 1. Overall Condo fee payments are current & made in a timely manner.
 2. Operating expenses are projected to exceed Budget. Funds needed from Reserve to cover expenses.
- Old Business: None

- New Business:
 1. Discussion regarding the locking of the building. Actions are –
 - Bob to meet with Marissa to see if a connection can be made with the homeless person entering the building.
 - If anyone in the building feels unsafe or identifies something that is wrong, they are to call the police & have them do a walk through to investigate.
 - Discussion on utilizing camera system to laptop.

- Voting for 5 Trustee positions – 1-year terms:
 1. Michael Malkovic - Commercial
 2. Andrea Leskes – Residential
 3. Lourdes Mattei – At Large
 4. Evelyn Pye – At Large
 5. Sally Stites-Robertson – At Large

Voted: Motion to accept the above slate of Trustees. Approved by Trustees & Owners

The meeting was adjourned at 3:58 p.m.

The next Annual meeting has been scheduled for Friday, 12/2/22 and will be held at 3:00 via Zoom.