

LAURELWOOD CONDOMINIUM ASSOCIATION INC.
ANNUAL MEETING and ELECTION OF OFFICERS
January 19, 2019

The President, John Corlito, called the Annual Member's meeting to order at 1:05 PM. Also present were board members Chris McDermott, Helen Gilson, Rosalie Rogan, Will Ruby and Ameri-Tech managers Phil Colettis and Wayne Jones. Pursuant to the call to order, the managers and owner Boehm verified that **52** members were either present or had responded by proxy, constituting a **QUORUM**. Proof of Meeting by mail notice was duly noted.

Responding to a chair request, owner McDermott made the **MOTION** to waive the reading and to approve the minutes from the January 13, 2018 annual meeting. Pope seconded the motion and it passed by a voice vote.

TREASURER REPORT:

Rogan reported that as of December 31st, the following balances were in our accounts: in round numbers, \$31,625 in the Operating account and \$196,012 in Reserves. Pope made the **MOTION** to accept the Treasurer's report, Fiorini seconded the motion and it passed by a voice vote.

RENTERS STATUS:

McDermott reported that currently we have five (5) units rented, one of which has expired this month. For an owner to continue to rent, a valid lease must be in force.

PRESIDENT'S REPORT:

Corlito looked back at his eight years serving the community as a board member, the last few years as president. His tenure began during a period when a large assessment had been required for the roof replacement. Citing the financial difficulty this posed for many owners, he led the board through a build-up of the reserves to a fully-funded status. *This* status was accomplished during a time when there were major projects to be completed: painting, paving, and pool update, along with on-going maintenance issues. Board members and owners in attendance thanked John for his hands-on diligence to this work.

OWNER DISCUSSION:

2460-D brought up the on-going problems of lanai drainage, parking lot/sidewalk lighting, trash disposal and the possibility for an additional table for the pool. 2268-C cited gutter cleaning. 2484-C indicated the need for gutter repair, a problem shared with 2452-E. 2276-E cited lawn/sidewalk edging issues.

APPOINTMENTS:

Newly-elected board member Dona Conroy accepted the duty-to-read-and-abide by the Association Documents. She was seated as a member of the Board, while Corlito and Ruby took their place in the general seating. It was noted that Joe Mandato will replace Conroy on the Adherence Committee. McDermott made the **MOTION** to adjourn, Donevski seconded it, and the motion carried by voice vote. The Annual Members' meeting adjourned at 1:36.

ELECTION OF OFFICERS:

The newly-seated Board was called to order at 1:40. The following positions were duly nominated and accepted: McDermott for President, Conroy for Vice-President, Gilson for Secretary, and Rogan for Treasurer. The nominations were passed by a vote of 4-0.

McDermott made the **MOTION** to adjourn, Rogan seconded it, and the Organizational Meeting was adjourned at 1:42.