

LAURELWOOD CONDOMINIUM ASSOCIATION INC. ANNUAL MEETING and ELECTION OF OFFICERS

January 18, 2022

Christine McDermott called the meeting to order at 6:00 pm at Ameri-Tech Conference Room. Donna Conroy, Rosalie Rogan and Tish Dailey were in attendance as well as Jim Mateka (Property Manager) Jim Finnegan via telephone. (5) owners were in attendance, and 37 responses by proxy which constituted a quorum.

Conroy made a motion to waive the reading of previous minutes, and Rogan 2nd. We all agreed to be on the same board as the previous year.

Presidents Report:

(7) buildings were landscaped and completed, which took at least (3) years of planning. Jim Finnegan took responsibility to oversee this project. All board members were involved.

Trees were trimmed prior to hurricane season.

Sidewalks are power washed, and gutters are cleaned annually.

Nature Zone is our new rodent control.

There was a \$16,000.00 increase from last year for our liability insurance.

(9) units sold last year and increased our condo values.

The well gave out and Tampa Well & Drilling has completed the digging of the new well.

Larouse will make sure sprinklers are working properly.

Larouse will be assessing any loss of plants, we have a (40) plant guarantee.

Tree by pool has been removed. Cost \$150.00

Unfinished Business:

Alteration applications are required.

New Business:

Seating a new board.

New well and finish landscaping.

It has been reported that there is a tremendous amount of leaves at entrances 2, 3 & 4.

We ask that owners/renters do not speak with vendors. If you have any questions, please call Jim Mateka at Ameri-Tech.

Treasurers Report:

Rogan reported that as of 12/31/21 our operating funds are \$12,972.28 and reserves are \$306,229.17.

Conroy made a motion to adjourn at 6:30 pm and Dailey 2nd, all other board members agree. The Annual Members' meeting adjourned at 6:30 pm.

Board of Directors Organizational Meeting.

McDermott called the meeting to order at 6:33 pm & appointed Mateka (Property Manager) as Chairperson of the meeting. Rogan 2nd. All other members are in agreement.

All current board members accepted the duty-to-read-and-abide by the Association Documents.

No need for election as the purpose of the meeting is to elect if necessary (4) executives, President, Vice President, Treasurer and Secretary.

Rogan nominated McDermott as President, Conroy 2nd.

McDermott nominated Conroy as Vice President, Dailey 2nd.

Dailey nominated Rogan as Treasurer, McDermott 2nd.

Director: Finnegan

Conroy made a motion to adjourn at and Rogan 2nd. The organizational meeting was adjourned at 6:38 pm.

Respectfully submitted by Tish Dailey - Secretary