**WENTWORTH PLACE, A CONDOMINIUM**

**UNIT OWNERS ASSOCIATION**

**Annual Association Meeting**

**Minutes**

**Wednesday March 8, 2023**

The Annual Meeting was held via ZOOM.

Linn Deavers, President, called the meeting to order at 7:00pm. Board members in attendance included

Greg Noble, Debashish Shome, Donald Reinecker, Christiane Eliopoulos, Justin Baker,, Theresa Meyers, Allie Russo, and Linn Deavers.

Paul Genebroso from GHA Community Management was also present.

1. **Proof of Quorum**

Members present constituted proof of quorum, in person or by proxy at 41.24%.

1. **Proof of Notice**

Mailed on February 27, 2023 presented by Paul Genebroso and confirmed by Linn Deavers.

## Approval of 2022 Annual Meeting Minutes

Linn motioned to waive reading of the minutes, Donald seconded and motion passed unanimously. Linn motioned to approve the minutes, Donald seconded and all were in favor.

1. **Appointment of Inspectors of Election**

None. Paul gave a brief count of votes which was done only by proxy.

1. **Election of Board of Directors**

Paul indicated that nine owners received votes to serve on the board. Call for nominations from the floor: Linn invited members to consider joining the Board. Allie and DB offered to step down if any member wished to join. Seven members of the present board reiterated their interest to serve another year. Charles Wright and Laura Neuwirth confirmed their interest. There was no objection.

## Report of Board of Directors

President’s Report

-  A 4% assessment increase has been agreed for the FY 23-24 and information was communicated to the membership. -  Pool was repaired in time for the 2022 summer season

-  Due to delays in new chiller delivery, the Association had to rent a chiller/generator equipment to provide AC to the building.  This was quite expensive and depleted a good portion of our reserve fund.

-  New chiller was installed in the Fall of 2022 and should be fully operational for the summer of 2023.

-  New boiler has been ordered and it is anticipated that the installation will be done in the coming months and in time for next winter.

-  New laundry machines were installed in the building - residents can download an app and reload their card, monitor when washing or drying is done etc.

-  A survey of apartment keys was conducted to ensure that the Association has working keys on site.

-  An audit of FOB keys is almost completed.  For the security of the building, some 70+ FOB keys were unaccounted for and deleted from the system.  Owners/residents/managing agents are strongly advised to ensure the safeguard of their FOBs.

-  New parking tags were issued in September 2022.

-  Trees/bushes and landscaping: The dead bushes in front of the building were removed; due to scarce funds, no additional work can be done on the landscaping at this time.

-  Last but not least, the Board had to levy a special assessment to meet the payments of rental chiller, new chiller, new boiler and hopefully, roof replacement in the Fall.

Treasurer’s Report

DB provided the following information: Reserve Fund has approx $177K, out of which $116K is in cash. And the financial situation is not great. Monthly contributions to the reserve fund are made in a timely manner.

 There are no delinquent accounts.

## Unfinished Business (Regarding Annual Meeting) - President’s report refers.

None.

1. **New Business (Regarding Annual Meeting) - President’s report refers.**

None.

1. **Residents’ Forum**

Owner of unit 417 observed that the gas bill could probably be lowered as the heat is a bit high in the unit. Linn explained that the boiler is set at a certain temperature and also serves to heat our domestic water. Little to no adjustment is possible.

1. **Executive Session**

Linn motioned to move to Executive session at 7:20pm. Donald seconded and all were in favor.

## Announcement of Officers

## Back in regular session the following officers were announced:

President: Charles Wright

Vice President: Linn Deavers

Treasurer: Debashish Shome

Secretary: Christiane Eliopoulos

Directors: Laura Neuwirth, Justin Baker, Greg Noble, Donald Reinecker, Allie Russo

Linn welcomed Charles and Laura to the board and extended thanks to Theresa for her contribution over past two years.

1. **Adjournment**

Linn motioned to adjourn the Annual meeting at 7:24pm. Christiane seconded and motion passed unanimously.