

Welbourne Condominiums  
Annual Meeting Minutes  
October 21, 2015

In attendance: Joel Moore, Jeffrey Wisniewski, Kim Peterson, Robert Rettelle, George Fox, Ed Mooney, Benjamin Hoffner, Shannon McCarthy HOA Manager.

Proxy: Jonathan Burkle, Eliza Arkin, Lucas Quijada, Jamie Decker, Heather Hauser, Cheryl Lesiak.

Absent: Irina Dimitrova, Jamie Alina Ho, Christina Campbell, Ashley Oblas, Michael Smith,

- I. Call to order at 6:00 pm: Joel Moore
  
- II. Financial report.  
Shannon read the financial report.  
As of September 30 2014  
Operating balance: \$3,559.77  
Reserve: \$16,863.76  
  
Special assessment. Shannon presented the special assessment letter which was sent to all owners. There was discussion about the projects to be covered by the special assessment. Each unit is to be responsible for \$1,100.00.  
George F. made the motion to approve the special assessment which was seconded by Jeffrey W.  
The vote was 13 to 1 in favor of the special assessment.
  
- III. 2015 Review.
  - a. Flower beds freshened
  - b. 1105 back decks updated
  - c. 1123 deck support wall replaced
  - d. Main door lock cylinders replaced
  - e. 1105 back deck project in process
  
- IV. 2016 Projects
  - a. Front and back yard projects
  - b. 1115 Front entrance
  - c. Entrance tile at all addresses
  - d. Front door knobs replaced with levers
  
- V. Rules and Regulations reminders
  - a. Clean up after pets front and back both
  - b. Keep personal items in unit or in storage lockers. Not on porches and back breezeways
  - c. Make sure doors close
  - d. Keep areas clean and set traps for mice in your unit. Stuff steel wool in cracks around pipes to help keep them out of your unit
  
- VI. Election: Joel Moore, Kim Peterson and Jeffrey Wisniewski will remain as the board.  
Approved unanimously by attendees.
  
- VII. New Business
  - a. Wish list: 1115 slope of back decks, front door replacement, window replacement
  
- VIII. Adjournment 7:00 PM