

Welbourne Condominiums

Date & Time: Monday October 02, 2017; 6:15 p.m.

Type of meeting:

HOA Annual Meeting

Attendees: Irina Dimitrova, Lucas Quijada, Dario Filippi, Robert Raby, Heather Metz, Robert Rettelle, Kim Peterson, Jeffrey Wisniewski

Proxies: Cheryl Lesiak, Ed Mooney, Joel Moore, Heather Hauser, Johnathan Burkle

Topics

Num.	Topic	Reporting Party
1.	Call to order	Keith McCarthy
2.	Financial Report	Keith McCarthy
3.	2018 Projects	ALL
4.	Special Assessment Discussion and Vote	All
5.	New Business	All
7.	Board Elections	ALL
8.	Adjournment	ALL
9.		

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Financial Report	All	
<p>Discussion: Keith McCarthy went over the financial report for 8/31/2017 with the members in attendance.</p>		
<p>Conclusion: There were no questions on line items of the financial statement.</p>		

2018 Projects	All	
<p>Repair/Rebuilding of the Front Porches: The front porches of each building are starting to sag and this is causing structural damage to the porches and the balconies above as well. Rapid Restoration was called out to give a bid for the work to be done and the scope of work for this project is a total amount for all three porches are \$3,640.00</p>		
<p>Conclusion: Have the porches fixed with the funds of the association in the spring of 2018.</p>		
<p>Landscape Renovations: The landscaping in the front of the buildings is in dire need of work done. Each of the areas between the sidewalk and the street, the areas on the South side of the building need Xeriscaping to make the areas look nicer and more cost effective moving forward. Metro MCM was contacted and has given a bid for the project in the amount of \$10,864.91. The members present discussed the bid received and want to make some changes to the bid to see where the price would be after the changes are made. The members would also like to see where the association is financially late 2018.</p>		
<p>Conclusion: Hold off on this project with more information moving forward on funds and bid revisions.</p>		
<p>Front Entry Door Replacement: The front entry doors at the association are having issues with not only the doors but the locks themselves. New Windows for America has come out and taken a look at the project and the bid came in at \$2,694.00. The owners discussed the door issues and unanimously voted to approve the project.</p>		
<p>Conclusion: The front entry doors to the association will be replaced with the funds of the operating account ASAP.</p>		

Special Assessment Discussion/Vote	All	
<p>Special Assessment Discussion/Vote: .The members in attendance discussed the special assessment that is at hand and decided that the Front entry doors and the Front Porches need to be done, but the landscaping even though it is an eyesore is still just cosmetic. The members discussed which project to take care of and when with the funds of the association instead of having another special assessment. A vote was cast and the vote to approve the front porch repair, and the replacement of all three front entry doors with association funds was approved. Another vote to hold off on any work on the landscaping until late in the 2018 season to look at where the finances are at that point in time was unanimously approved.</p>		
<p>Conclusion: There are no special assessments planned in 2018.</p>		

Board Elections	All	
<p>Discussion: Joel Moore is leaving the property and there is an available board position open. Before the meeting had begun Johnathan Burkle informed the board and Keith McCarthy that he would like to throw his hat in the ring to become a board member.</p>		
<p>Conclusion: The members in attendance voted unanimously to approve Johnathan Burkle to the board of directors, and the executive board had voted Johnathan Burkle to the Board President position.</p>		

Adjourn and Next Board Meeting	ALL	
<p>Discussion: Meeting Adjournment at 7:45PM</p>		