

**MEETING RECAPS / NOTES**

**ARBOR TERRACE CONDOMINIUM ASSOCIATION**

**DATE:** 10/12/18

**WRITTEN BY:** Holly Foley, Property Manager

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**TIME/PLACE OF MEETING:** 6:30PM – Unit 9A

**PURPOSE OF MEETING:** **Annual & Election Meeting**

**CC:** RMG Chron. File Board Correspondence  
Accounting (2) Board Members  
Recap File Corporate Representative  
Property Manager

**PRESENT:** **Board Members:** Mickey O'Hagan, Trustee; Sherry Dworsky, Trustee; Therese Deluise, Secretary; Paul Taguer, President; Kim Palmieri, Vice President

**MANAGEMENT:** Holly Foley, Property Manager  
**RMG, Regency Management Group, Inc.**

**ACTION BY DESCRIPTION OF DISCUSSION**

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**ELECTION**

Meeting was called to order at 6:37PM by Holly Foley.

A roll call was taken by Holly Foley.

Management introduced themselves and advised certification of mailing was sent out twice to all homeowners by regular U.S. mail on August 31, 2018 and September 25, 2018.

Terri Deluise made a motion to waive the reading and made a motion to approve the 2017 Annual/Election meeting minutes. Paul Taguer seconded. All in favor. Motion carried.

Management asked the community if there were any nominations from the floor. There were no nominations.

Management advised the community that there are 3 seats up for a 2 year term.

Management asked the candidates if they would like to make any statements to the community, they did not.

Management asked for a volunteer to count the ballots. 17B volunteered and Management confirmed the tallies.

Management advised the community that Paul Taguer, Kim Palmieri, and Mickey O'Hagan were re-elected for another 2 year term.

Management advised the Board that they could re-organize and appoint the Board positions after the meeting or at a later date. The Board agreed that the Board positions would remain as is.

### **HOMEOWNER FORUM**

17B – Homeowner asked for a breezeway update, which was provided by the Board. The Board advised that although the project was over budget, the Association has the funds from reserves to cover the additional monies. The Board further advised that Jesan has been a pleasure to work with and that they would be finished this week, with the exception of railings and paint. A discussion ensued regarding the unit numbers as well as the breezeways looking better without the shrubs that were removed due to the project.

The Board advised the community that the heat would be turned on sometime during the week of October 15, 2018,

A discussion ensued regarding the entrance sign. 17B expressed that he would like to see the sign more legible because the “735” is badly faded and his tenants complained. Management advised that they did get a proposal several months ago to replace the sign. The Board advised that one of the residents offered to go over the sign with paint. A further discussion ensued regarding insurance liabilities, quality of the residents work, and placing number plaques above the sign.

Paul Taguer made a motion to approve Lorraine Bopp being allowed to repaint the front entrance sign. Mickey O’Hagan seconded. All in favor. Motion carried. Management will ask Rezkom for options for numbers to be placed above the sign.

Mickey O’Hagan advised that the front light was out. Management will follow up with Rezkom.

Management will discuss the unit numbers with Jesan.

Terri Deluise made a motion to approve the open session meeting minutes from September 12, 2018. Mickey O’Hagan seconded. All in favor. Motion carried.

Management advised the community that the 2017 Audit was approved by Paul Taguer and Terri Deluise and would be available on the website upon receipt of the final draft.

Management advised the community that the Board decided to stay with Growing Concern for the 2019 season for irrigation and also decided to stay with Picturesque for lawn and snow removal services.

### **ADIJOURNMENT**

With no further questions or comments from the homeowners, Sherry Dworsky made a motion to adjourn the meeting. Paul Taguer seconded. All in favor. Motion carried.