

MEETING RECAPS / NOTES

ARBOR TERRACE CONDOMINIUM ASSOCIATION

DATE: October 10, 2019 **WRITTEN BY:** Holly Foley, Community Portfolio Manager
PAGE: 1 of 1
TIME/PLACE OF MEETING: 6:30PM
PURPOSE OF MEETING: **Board Meeting – Annual & Election**

PRESENT: **Board Members;** Kim Palmieri, Vice President; Terri Deluise, Secretary; Sherry Dworsky, Trustee; Joe Safdeye, Trustee **MANAGEMENT:** Holly Foley, Community Portfolio Manager; **RMG, Regency Management Group, Inc.**
ABSENT: Paul Taguer, President.

ELECTION

Meeting was called to order at 6:30PM by Holly Foley.

A roll call was taken by Holly Foley. Management advised certification of mailing was sent out twice to all homeowners by regular U.S. mail on September 16, 2019 and September 27, 2019.

Terri Deluise made a motion to waive the reading and made a motion to approve the 2018 Annual/Election meeting minutes. Sherry Dworsky seconded. All in favor, motion carried.

There were no nominations from the floor due to no attendance of homeowners.

Management advised that there are two seats up for a two-year term. Management confirmed the ballots for the votes received. Ten ballots needed were received for quorum. Management advised that Terri Deluise and Sherry Dworsky were re-elected for another two-year term. Management advised the Board that they could re-organize and appoint the Board positions after the meeting or at a later date.

HOMEOWNER FORUM

No homeowners in attendance. The following items are to be ratified since the last open meeting in July of 2019:

Springtree Construction Proposal in the amount of \$9,250 for the racoon cleanup and reinsulating of attic spaces 20-23.

Jesan Construction Balcony Proposal \$16,200 for balconies 18 and 21.

Conshohocken's proposal in the amount of \$1,895 for two new recycling dumpsters.

Mickey O'Hagan's resignation from the Board, with Joe Safdeye appointed by the Board for Mickey's vacant seat, who will finish the term until 2020.

Rezkom Porter/Maintenance Contract for four additional hours at the following prices: \$29,120, year 1; \$29,536 year 2; \$30,784, year 3.

The heat was turned on 10/10/2019.

Property Modification Application for 11A – additional AC unit.

2019/2020 Engagement Letter for Audit

Cowley's proposal for \$595 for four days of racoon trapping.

Pet Resolution

Resolution for Management to represent Arbor Terrace in municipal court hearings.

Sherry Dworsky made a motion to approve all of the above items in open session. Terri Deluise seconded. All in favor, motion carried.

ADJOURNMENT

With no further items to discuss, Sherry Dworsky made a motion to adjourn the meeting. Kim Palmieri seconded. All in favor, motion carried.