

Condo minutes 3/1/22

Meeting was officially called to order at 4:03 after a discussion on the mailbox with Joel from 3:30 to 4:00

Board Members Present: Rich Edwards, Larry Romyak, Steve Presdorf, Barbara Murphy-Sanders (on Zoom) and Sheila Mowry/633 Group, Mickie was unable to attend.

Financial Report

Larry is still working and waiting for the year-end review.

Management Report

Sheila Presented her report which includes condos for sale and sold.

Phone log and maintenance report were addressed with no additional need for actions.

Old Business

- A. Heat Tapes are working well on the gutter and downspout, not needed on the roof. The owners electric bill will be charged to run, with an on and off switch when needed. The cost to install Heat Tapes is \$350. This will be reported at the annual meeting.
- B. The location of the streetlight was approved at Moors Point and Woodbridge.
- C. Window replacement is being addressed.

New Business

- A. Rich and Barbara reported on Land Contracts, we have a direction to follow at this time.
- B. Both operating checking from PNC and Charles Schwab Reserve funds will be transferred to Horizon Bank. Motioned and approved.
- C. Before the meeting officially began we spoke with Joel about mailbox safety issues. Cost's were estimated at \$28K. One option would be to use the leftover funds from 2021's window replacement budget of \$29K. This was not voted on. Joel will continue to get all the information and will make a formal proposal to the Board. Hope to have the proposal motioned and approved before Annual Meeting.
- D. Spring Clean note will be sent out.
- E. It appears condo with Hot tub for sale was put in when originally built. Sheila will send note to realtor that maintenance of hot tube will be at the owner's expense.
- F. Annual Meeting was discussed. Heat Tapes and New Locking Mailboxes will be discussed.

Next Meeting is April 5<sup>th</sup>. At 3:30.

Meeting adjourned at 5:30

Respectfully submitted,  
Barbara Murphy-Sanders