

CAMBRIDGE MEWS CONDOMINIUM ASSOCIATION, INC

ANNUAL MEMBERSHIP MEETING

Thursday, January 15, 2015

Roll Call and Certifying of Proxies:

Directors Present: President, Barbara Henschel; Treasurer, Phyllis Hannum and Secretary, Robert Stechshulte
11 members were present in person and by proxy. A total of 11 votes were available for the meeting.

Call to Order: Director, Barbara Henschell called the meeting to order at 10:00 AM.

Appointment of Chair: MOTION by Kathy Venterelli and seconded by Barbara Henschell to appoint owner of Sunstate Association Management Group: Michelle S. Thibeault as Chair of the Annual Meeting of the membership. Michelle explained that no election was necessary due to 3 openings and 3 volunteers. Michelle introduced the new board, Barbara Henschell, Robert Stechschulte and Paul Lankes, to the audience.

Proof of Notice:

A 60 day and 30 notice of the Annual Meeting were mailed to all owners and notices were also posted.

PRESIDENTS REPORT:

Barb reported that the Board addressed several maintenance issues in 2014. The rat abatement was taken care of, pressure washing, painting was complete and the new pest control contract was recently renegotiated by Paul Lankes and signed to renew the Hoskins Pest Control Contract.

TREASURERS REPORT: Phyllis Hannum gave the 2014 Treasurers report

Insurance rate increase by \$4,000 because homes were reassessed and the insurance came in much higher due to the new appraisal was for 32 units instead of 28. The only other increase was for \$12.50 for management and then in 2015, with the fiscal year, to be January 1 to December 31 for an increase of \$25 per month to total \$425.00 per month.

Reserve Schedule: The painting schedule cycle started this year and the special assessment for the project has been assessed to all homes who were on schedule to be painted. Phyllis continued that we continue to add to the reserves annually.

Budget: The maintenance fees increased from \$696 to \$725 per quarter.

Homeowner questions:

785 Tartan: What is the plan to get rid of the ugly dead bushes on the side of the garage. Phyllis noted that there are several owners concerned and that what is needed is a comprehensive plan for landscaping. Phyllis called for volunteers who may have horticultural experience. Michelle reported that if you wish to be appointed to the horticultural committee, please see Lynn at the end of this meeting. Barbara and Paul reported that this needs to be done over time. 1st phase to pull dead plants out has been accomplished. 2nd phase is to do the rears of the buildings and those will be done fairly quickly. The third phase would be a complete beautification project over time and as monies allow.

1575 Monarch: the gravel between the driveways is infested with weeds. A lengthy discussion over edging of beds and grass followed. The beds are getting bigger because they are cutting away turf each time the edge.

1569 Monarch: The resident asked what can be done about the paint around their front door. The paint is peeling.

2015 Painting: Paul reported that one more grouping of 8 is scheduled to be painted in 2015 and the last group is 2020.

1569 Monarch: Thank all the volunteers for sitting up there and doing a great job on behalf of my family.

New Business/Vote:

CARRYOVER: That any excess of membership Income over Membership Expenses for the year ended December 31, 2014 as defined in IRC Sec 277 will be applied against the subsequent tax year members' assessments, if required to comply with IRS Revenue Ruling 70-604. If not approved, the excess could be subject to Corporate Income Tax. **There were a total of (11) Yes votes and (0) No votes.**

There being no further business John McLaughlin made a **motion**, seconded by Rita Jolley, to adjourn the meeting at 10:48 A.M. The motion was unanimous.

Respectfully submitted,

Michelle S. Thibeault/LCAM for the Secretary, Robert Robert Stechsulte
Community Association Manager for the Board of Directors at Cambridge Mews Condominium Association, Inc.

CAMBRIDGE MEWS CONDOMINIUM ASSOCIATION, INC

Board of Directors Organizational Meeting

Thursday, January 15, 2015B

Call to Order: Michelle Thibeault called the meeting to order at 10:50 AM

Quorum present: Barbara Henschell, Paul Lankes, and Robert Stechsulte

Proof of Notice: Notice was posted.

Election of new Officers: President, Vice President/Secretary, Treasurer

Robert Stechsulte made motion and Barbara Henschell seconded to appoint Barbara Henschell as President, Robert Stechsulte as Vice President/Secretary and Paul Lankes as Treasurer. Motion passed unanimously.

Annual Calendar: The Board meetings are the third Thursday of each month to May including July.

Michelle note quarterly schedule wall through put on Annual Calendar and website.

ROLLOVER VOTE: Paul made a motion to put \$2,000 into reserve capital balance once December is closed and the rest will go into the Operating budget and Robert seconded. Motion passed unanimously.

Meeting adjourned at 11:26.