

## THE FAIRWAYS CONDOMINIUM UNIT OWNERS ANNUAL MEETING

May 16, 2019

- I. President Doug Leonard called the meeting to order at 7:00pm at the Living Center.
- II. Board members present were Doug, Jim Willeke, Patsy Hommon, and Susan Delozier. Parkie Congrove was absent.
- III. Thirty-seven members were present.
- IV. Guest were Erika Finley from Kaman & Cusimano, LLC and Renee McDaniel from McDaniel, CPA.
- V. New residents introduced themselves: Joe and Nadya Barnard, 15 Fairway Drive and Larry and Mary Arlen, 39 Fairway Drive.
- VI. Erika Finley then took over the meeting and established a quorum
- VII. Minutes from last year were then approved. The motion was made by Jeff Boucher, 26 Fairway Drive and seconded by Jerry Mann, 23 Fairway Drive.
- VIII. Old Business
  - A. President Doug Leonard gave the association status report.
    1. 2018 and 2019 roofing project has been completed.
    2. Roadway crack sealing was completed
    3. Contracts were renewed for maintenance, landscape, accounting, trash removal, and insurance. Providers of these services remain the same.
    4. Jim Willeke continues to monitor and improve our website and electronic communications.
  - B. Renee McDaniel presented and explained the year to date financial report. At this time, the association has a total of \$499,475.59 in total liabilities and equity.
  - C. Patsy presented the landscape report
    1. Mulching is complete
    2. Trimming will be the next big project.
    3. Dolce will again spray blue spruce and crabapple trees.
    4. Removal and replacement of shrubs will be done on a case by case.
  - D. Erika Finley explained the role of our attorney.
    1. They inform and educate the board members
    2. Deal with delinquent collections
    3. Certify that our corporation is in good standing
    4. They are our statutory agent
- IX. New Business
  - A. Doug presented the budget for next year. Mentioning there would be no increase in fees.
  - B. Next year's plans include Phase Four of roofing project, upgrading landscape, perform general maintenance, address some drainage issues, and monitor the cash flow and budget.
  - C. Two board seats were up for reelection. Susan Delozier and Kathy Noblet volunteered to run for these positions. A motion made by Jeff Boucher 26

Fairway Drive and seconded by Roger Porterfield 79 Fairway Drive to close the nominations and unanimously elect Susan and Kathy was passed.

D. There were no questions or comments during the open forum.

X. Meeting was adjourned. Motion was made by Gerald Sheffer 14 Fairway Court and seconded by Jerry Mann 23 Fairway Drive.