



2022-Annual Meeting minutes

These are the minutes of the 2022-Annual Meeting of The Fairways Condominium Unit Owners Association, INC. held at the Urton Clock House - Ariel-Foundation Park , Mount Vernon, OH on May 12, 2022 at 7:30 PM EST.

Attendees

The following Members were in attendance:

- 45 members representing 32 Unit Owners in person
 - As Identified on the [Sign In-sheet](#)
- Board of Directors
 - Doug Leonard, President
 - James Willeke, Vice-President
 - Dee Merrilees, Outgoing Board Member
 - Kathy Noblet, Board Member

A Quorum: Was Established

Recognize Guests

The following Guests were in Attendance:

- Amanda Hudson, Attorney, Kaman & Cusimano (Moderator)
- Danial Gum, Board & Beam (Property Maintenance)
- Renee McDaniels (CPA, Treasurer)

Old Business

[Reading and Approval of Minutes from the Last Meeting](#). The [2021-05-06-Annual-Meeting Minutes.pdf](#) were previously distributed to the Unit Owners and a motion to waive the reading of the minutes and approve the minutes as presented was made by Barb Harris, 15 Birdie Drive and seconded by Jerry Mann, 23 Fairway Drive.

The motion passed without objection.

New Business

Board of Directors Election

Amanda Hudson conducted the primary purpose of the meeting which was the election of five (5) Board of Directors to serve one year terms on The Fairways Condominium Unit Owners Association, INC Board. Said terms to be effective starting June 1st, 2022.

After asking if there were any additional nominations from the floor for director other than those listed on the ballot, and hearing none, a motion to close further nominations from the floor made by John Porterfield 79 Fairway Drive and seconded by Louann Holmes, 13 Birdie Drive was accepted.

The motion passed without objection.

Due to there being only five individuals nominated for the five positions as directors, the election was uncontested and a motion was made by Norma Boucher of 26 Fairway Drive and seconded by Kimberly Lemley of 16 Fairway Court to cast a unanimous ballot to elect:

- Doug Leonard, 25 Fairway DR
- Jim Willeke, 21 Fairway DR
- Chuck Gherman, 70 Fairway DR,
- Kathy Noblet 11 Fairway CT
- William Brown, 64 Fairway DR

The motion passed without objection.

Vote to Waive the Fully Funded Reserve Requirement

After considerable discussion on the budget and reserve requirements there was a written ballot to vote:

FOR fully funding reserves

Or

AGAINST fully funding reserves

The ballots were collected and counted by Jeff Boucher, 26 Fairway Drive and John Porterfield, 79 Fairway Drive. The result was an overwhelming majority voting AGAINST fully funding reserves.

Vote to Adjourn

There being no further business to come before the board, a motion to adjourn the meeting was made by Jerry Mann, 23 Fairway Drive and seconded by Jeff Boucher, 26 Fairway Drive.

Motion carried and the meeting was adjourned at 8:36 PM.