



## Annual Meeting

Monday, November 13th, 2023, at 7:00 PM

### MEETING MINUTES

#### **Budget Meeting**

1. Called to order at 7:13PM by President.
2. Quorum of the membership present
3. Quorum of the Board present
4. Vote to Waive Fully Funding Reserves - Passed
  - a. 24 to 1, Favoring Partially Funded Reserves
5. Motion by Judy Hayes to accept 2024 budget as presented and mailed to owners. Krystal Catalano seconded the motion.
6. Motion passed unanimously for the 2024 Budget.
7. Adjournment 7:44PM

#### **Annual Meeting (Budget & Annual Meeting Opened Simultaneously)**

1. Called to order 7:13 p.m. by President.
2. Proof of Notice – mailed to homeowners and posted on site.
3. Quorum of the membership present.
4. Candidates have Read and Agree to Abide by Association Documents
5. Election of Directors
  - a. Call for Candidate Nominations from the floor.
    - i. No Nominations from the Floor.
  - b. Introduction of Candidates
    - i. Judy Hayes
    - ii. Janet Mangan
    - iii. Linda Moreno
    - iv. Joseph Moreno
    - v. Ronald Reichel Jr.
    - vi. Michael Ryckman
  - c. Close of Nominations
  - d. Appointment of Persons to Assist in Counting Ballots
    - i. Robert Kelly and Rita Merger
  - e. Casting of Ballot
  - f. New Board – Judy Hayes, Ronald Reichel Jr., & Michael Ryckman
6. New Business
  - a. A Homeowner would like the Board to consider having the Association Meetings closer to the property.

# TOWNHOMES AT GLENBROOK

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- b. A discussion ensued about ways to save money by cutting costs with landscaping and trash services. There was also a discussion about pool safety and maintenance logs.
      - c. Homeowner suggested the meeting minutes are completed in a timely manner and are sent to all Homeowners. The same homeowner also wanted a dispute/resolution policy in place.
      - d. Homeowners would like SOD to be put down during the rainy season. There was a discussion on what can be done to allow the grass to grow.
7. Announcement and Seating of New Board
  - a. Judy Hayes
  - b. Ronald Reichel Jr.
  - c. Michael Ryckman
8. Adjournment 8:25 p.m.