

To: Unit Owners; SWCA

Fm: Board of Managers

RE: Annual Meeting of SWCA, October 2016

The annual meeting of the Condominium Association opened at 7:10pm Oct. 11, 2016 and called to order by President Bill Schoenstein. The original number stated to establish a quorum for the meeting was in error but subsequently corrected to reflect that 171 are needed to establish a quorum, which is one half, plus one of the 340 units in our Association. The number in attendance and by proxy was 167. Although the meeting was not considered "official", a general meeting followed. Board members (Bob Zapo, Burt Sagan, Frank Vincent, Bill Schoenstein, L Yarcheck in attendance)

It is important to note that all members of a condominium Association need to participate in official meetings of the unit owners. In order to conduct official business, a quorum of the members is needed and if unable to attend, mailing back the proxy card with the information filled out and signed is important so the Association can function properly.

Meeting notes from the 2015 meeting were summarized by L Yarcheck and placed into the record. Financial reports and budgets were passed out to all unit owners for review and copies will be sent to all unit owners with this communication.

Presidents and Treasurer Report were given by Bill to include reference to a letter sent out to unit owners regarding the significant increases in electric bills. The units are intended for "Storage Only", and it is felt that owners are using power equipment, de-humidifiers etc. which are not permitted. The wiring in the buildings not only does not allow for individual monitoring at this time but could become a fire hazard. Also, the storage of hazardous materials could put the complex at risk.

The new security system was installed with some cost overruns, due to the vendor not being able to complete the project and a new vendor contracted. No monies were lost as the equipment purchased from the original vendor was utilized. Frank Vincent will report later on the system.

New Contracts were being reviewed for snow plowing and landscaping and a new property manager was being hired for the 2017 season.

Future capital improvements to include upgrading and more efficient outdoor lighting, drainage between A & B to relieve pressure on the E/W drives. It is noted that when the complex was built, the Developer (M Demarco) installed 4" lines, which are incapable of handling the water. Minimum 6-8 or 12" may be needed, depending on engineer reports.

Budgets show that the security system is a one time charge and loan payment will be completed by next year. Legal fees should be significantly reduced as pending issues

have been resolved. Delinquencies have been significantly reduced and currently 5 liens have been placed on units.

It is noted that rust is occurring on door frames and Board plans to repair/replace 20-25 per year as needed.

Flooding on drives was recently caused by blocked drains running under Rt 18, which is an ODOT issue, but swale running along Rt 18 was cleaned out, weeds cut down and the drain opened which runs under t 18. DynaAmerica was hired to clean out all drains. Continued work with ODOT needs to be done to replace the original catch basin on RT 18, which they removed during widening project. Property Mgr. to review.

**PARKING issues:** There is to be no parking on common areas (driveways) or in front of unit doors. If owner is present and working in their unit, this is not an issue. We must keep these areas open for emergency vehicles and exiting unit owners with large vans, trailers or RV's. No Parking signs have been posted in most areas and drivers are subject to towing if left unattended (via SWCA Policy)

Frank reported that security system is up and running with a continuous loop of recordings. If unit owner has security issue regarding their unit, they can review the tape with Frank. A number of issues have already been solved by recording rule violations.

Noted that Service Doors on units are owner's responsibility for repair, replacement or painting. When notice is given, owner must make repairs or perform maintenance. If left, Association will bill unit owner for work done.

**TRASH:** There are no public dumpsters on the grounds and trash should not be left by unit owners or tenants. Some unit owners have their own private dumpsters and these should not be used by anyone!!

Driveway issues were brought up by members of other Associations and discussed by our unit owners in attendance and the Board.

It is important to note that your SWCA Board wishes to remain cooperative on all matters with the other two Associations that share the property. We intend to work on behalf of our unit owners to enter into a fair agreement with the other Associations with regard to maintaining common areas that we share with the other parties. We have been presented with a shared maintenance agreement that has been rejected several times because we feel the terms are not in the best interests of SWCA unit owners. A memo sent to all SWCA unit owners on July 1, 2015 clarifies the Boards position. Members of the Board have agreed to meet with representatives from the other Associations in an effort to work on a mutually acceptable agreement.

Questions & Answer period followed presentations including legal questions, means of gathering additional feedback from unit owners to attain quorums, financial questions and capital improvements.

2017 Budgets,

Based on the needed expenses for 2017 projects, funding our reserves, it was proposed and accepted by the Board that the monthly fees be increased from \$34 to \$40 per month, per unit beginning with the 2017 billings. A majority vote of the ownership is required and ballots will be mailed out. We need and appreciate the membership voting to increase these fees which haven't changed since 2010.

If you have any additional questions, please feel free to contact a Board Member

The meeting ended at 9:35p.m.

Respectfully submitted,

Board of Managers

C. file