

**Storage World Condominium Association**  
**P.O. Box 1902**  
**Medina, OH 44258**  
**\*\*WWW.SWCAMEDINA.COM\*\* New Website!**

August 26, 2019

To: All SWCA Unit Owners

From: SWCA Board of Managers

Subject: Notice of Annual Unit Owners Meeting

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The annual meeting for all SWCA unit owners is scheduled to be held on Tuesday, September 24, 2019 from 7:00PM to 9:00PM. As in the past, we will hold the meeting at the Sharon Township Town Hall building which is located on the traffic circle at the intersection of SR162 and SR94. The agenda will include a review of SWCA finances and budget for 2020.

There will be a discussion on the recently completed driveway and drainage improvements. Other areas at the complex have significant concrete deterioration that with eventually need to be dealt with. The meeting will be a good opportunity to hear about what these areas will need along with the projected costs. We will be open to recommendations on the best way to fund these improvements. Keep in mind that we only have annual maintenance fees and/or special assessments available.

We will report the details of building and grounds maintenance that have taken place over the past year. We will also discuss other projects and improvements that are under consideration for the future. Owner questions or concerns can be addressed at this meeting.

We continue to have a problem obtaining a quorum so that we may conduct official meetings and hold elections for Board positions. Our by-laws require that a majority of units be represented in person or by proxy for us to conduct official business. In 2018 we conducted a campaign to modify the by-laws by requesting that the unit owners approve changing this requirement from a majority to 45%. The issue did not pass, however we expect to conduct another campaign and will hopefully obtain favorable results. We also had fewer owners in attendance compared to prior years.

Annual Owners Meeting Notice  
August 26, 2019

We strongly encourage everyone to attend the meeting if possible. If you are unable to attend, we have included a proxy post card for you to fill out, sign, and mail back to us. There is a space for you to nominate an owner of your choice for election to a Board seat. If you like the current management you have the right to nominate the Board as a slate. A proxy is not needed if you are planning to attend the meeting. Even if you do not wish to nominate someone for a Board position and you will also not be attending, we still need your proxy to conduct official business. By Ohio law and within our own by-laws we are required to conduct an annual unit owners meeting. To make it an official meeting we must have a majority of units represented. **Please do your part so we are sure to have a quorum.**

Your Board has continued to work diligently on behalf of every unit owner to protect and preserve their real estate investment. The complex looks better than ever with the new driveways and parking lot. We hope to see you at the meeting, and if unable to attend be sure to mail your proxy post card back.