

## **Annual Meeting and Election of Directors**

**Condo Assn. IV**

**March 10, 2021**

### **UNAPPROVED MINUTES**

Present: Rosemary McGuire, Director- via phone  
Eric Gurczinski, Director  
Elias Kondilatos, Director  
Leo Spooner, Director  
Beverly Neubecker, Ameri-Tech Property Manager

Owners Present: Dan Kinney, Marion Ruuge-Aronson, Greg & Jean Pemberton, Gordon Kiernan, and a total of 15 unit owners present or by proxy and did not constitute a quorum.

Beverly Neubecker called the meeting to order at 7:03 pm.

The meeting was posted as required.

Rosemary moved to waive the reading of and accept the minutes from the February 17, 2020 Annual meeting, seconded by Leo, all in favor, carried.

Intents to run for the Board were received by Rosemary McGuire, Eric Gurczinski and Greg Pemberton.

Rosemary McGuire formally withdrew her intent at the meeting due to health reasons.

Rosemary nominated Leo to serve on the Board. Leo accepted. Rosemary nominated Dan Kinney for the Board. After some discussion Dan declined, but would serve on committees if needed.

Elias Kondilatos stated he would serve another term on the Board. Marion Ruuge Aronson stated she would serve to allow for a five member board.

### **New Business**

The 2021 Board of Directors are: Leo Spooner, Greg Pemberton, Eric Gurczinski, Elias Kondilatos, and Marion Ruuge-Aronson.

Mr. Kiernan stated that unit 204 is leaving cat food bowls etc., for the cats and they have been outside. The Board will investigate.

### **Adjournment**

Leo moved to adjourn the meeting at 7:13p.m, seconded by Elias, all in favor, meeting adjourned.

## **Board of Directors Organizational Meeting**

The organizational meeting of the Board of Directors for ELW4 was called to order at 7:15 p.m. Beverly Neubecker chaired the meeting. Eric Gurczinski nominated Elias as President, Elias declined. Elias stated he would consider Treasurer position. Leo nominated Greg Pemberton for Vice President, Greg accepted. Marion offered to take the position of Secretary. Greg Pemberton nominated Leo Spooner for President. Leo accepted the position.

Board positions are:

**Leo Spooner- President**

**Greg Pemberton-VP**

**Elias Kondilatos- Treasurer**

**Marion Ruuge-Aronson- Secretary**

**Eric Gurczinski-Director**

Leo noted that the owner of 119 Martha is allowing her son to use the unit without submitting application. He is also walking through the grass to his vehicle killing the grass. Management will send a letter to the owner.

Leo stated that something needed to move forward with the foreclosure on 313 as he saw someone stumbling out the back door who did not seem to belong there. Management will check with legal on the status.

Greg stated he would like carports and railings on the next meeting agenda.

### **Next Meeting**

The next meeting will be the third Wednesday of April and the 3<sup>rd</sup> Wednesday each month thereafter.

### **Adjournment**

Leo moved to adjourn the meeting at 7:35 p.m., seconded by Greg, all in favor, meeting adjourned.