

ABV Condominium Trust

Board of Trustees Annual Meeting Minutes

November 2020 (Final)

Board's Statement to our Community: Although we have not been able to hold open Board of Trustee Meetings for a while and we were not able to hold our Annual Meeting, we want to continue to assure you that managing the business of our community is continuing to move forward. In place of a face -to -face Annual Meeting, Association business usually conducted in that meeting was done via a Mail-In Voting process. The following documents those results.

- 1. Establishment of a Quorum:** A total of 103 Units were represented which was significantly more than enough to establish our quorum
- 2. Election of Trustees:** There were four (4) Trustee positions up for election. Four candidates were on the ballot with no write in votes. With no other candidates coming forward, Carl Barstow, Don Deamer, Dennis Fitzpatrick and Phil Mallet have been elected. All will serve three (3) year terms. Congratulations to you all.
- 3. Approval of Electronic Meetings and Mail-In Voting Amendment:** The amendment passed with community voting at 76.1% to adopt. The amendment will be filed with the courts and will enable us to use this process not only for this annual meeting but also for any meetings going forward should it be necessary.
- 4 Treasurer's Report – Rollover of Surplus Funds:** The rollover of 2019 funds into our 2020 Operating Budget was approved. Mark Love of M. Love & Associates, provided us with a financial statement for Angell Brook Village. We are in very good financial state and continue to be so. The Financial Statement is a separate attachment to these minutes.
- 5. Approval of 2019 Annual Meeting Minutes:** The 2019 Annual Meeting Minutes were also approved.

QUESTIONS AND ANSWERS

Q. When will we be sealcoating the driveways?

A. Over the past few years, the Board has reviewed and discussed the cost benefits of sealcoating our driveways. Although it aesthetically may improve the looks of a driveway, it does not lengthen the life of that driveway. It really is a cosmetic item. Our 2021 Budget is completed and at this time, sealcoating is not in our maintenance plans for next year.

Q. Concern about a tree in the backyard area that could fall on her condo. Can it be removed?

A. Carl Barstow is already addressing this issue with the owner.

Q. Who is responsible for replacing the overhead garage door light?

A. Per our Responsibility Maintenance Matrix, this is the owner's responsibility. Owner has been advised and she has been put in contact with a contractor to do the work for her.

Q. Why are we paying \$440 a year for telephone line in the CH?

A. This was a recommendation from a few members of our community that should there be a real need to contact the Fire Department, Police or Ambulance service(s) in the event of an emergency and no one had a cell phone, we would be able to do that. Our Budget Committee believed it is a safety issue and has voted to keep this line item in our 2021 budget and the Board has agreed.

Q. Would the Board put out another notice for folks walking their dogs to please pick up their dog waste?

A. Either a communication from Evergreen or the Board will be sent out to the Village.

Compliment to be passed along to the Board: Once of our owners wished to pass along their thanks to the Board for a job well done.