

Aspetuck Condominium Association, Inc.

New Milford, Connecticut 06776

Annual Owners Meeting
December 17, 2012

Present: Jane Gregory, Jim Tupko, Amy Farquharson, Cynthia Leveille, Daryl Williamson, Georgie Machado & Allison Russo from Accolade Property Mgmt.

Meeting called to order: 7:24pm

The purpose of annual meeting was explained to unit owners: The purpose of this meeting is stated on the agenda provided to all unit owners. In accordance with our By-Laws, Section 3.4 – Notice of Meetings, no other business will be conducted this evening. Unit owners are welcome and may attend regular scheduled meetings of the Executive Board to discuss routine association business. Meetings are typically held on the 4th Tuesday of the month at 7:00pm here in the clubhouse. Again, unit owners are welcome however if you have a “specific topic” you would like to discuss with board members please email Management and you will be placed on the agenda.

Roll Call/Check in – ask if everyone has signed in

Proof of notice of meeting – everyone here in attendance is proof the annual meeting notice was mailed.

Reading of minutes of preceding meeting – make a motion to waive the reading of the preceding annual minutes – request a 2nd. All in favor.

Comments from unit owners regarding any matter affecting the common interest community or the association:

- Unit XXX Wayne Winsley inquired whether the Signs were proper? When the members of the Board are voted on this should have bearing on who is elected. The signs are self-serving the Board members.
- Unit XXX is building 19 wants deck stained and screw that are loose fixed.
- Unit XXX Comment: Mary Blanchette - where are the speed limit signs? This was talked about since Memorial Day. If we paid for them let's put them up.

Reports:

- Meter Box Replacement – unit owners were informed the meter boxes have outlived their life span and moving forward the Association will have to budget to replace a few each year until all boxes are completed.
Unit XXX Mary Blanchette asked who is paying for them.

Budget Ratification:

- Unit XXX Christopher Gardner said he was glad to see that Management and Bookkeeping did not go up. Can we solicit new prices for trash? Amy said it is a contract and will go out to bid when the contract is over. Also noted that the numbers for the budget are not a full year because the fiscal year of July to June was changed to a calendar year, January to December.
- Question asked about the insurance and was told by Georgie and verified by the Board that because of the incidences the complex has had the insurance companies that were checked into either wouldn't insure us or the price would have been double. We were lucky to get the price that we did. The flood insurance is on just two buildings and there is a cost savings there.
- Unit XXX Mary Blanchette, Asked about the \$8,000 in Special Project and what is this going to be used for? Georgie stated that it will go towards the meter boxes. She explained that the cost is the Associations because Aspetuck owns the boxes and CL&P owns the meters.

The Budget passed as presented unanimously.

Amy Farquharson made a motion made to set the number of Board members to 5, whose terms would expire: two year terms with three directors up for election every other year, and two directors up for election in alternate years. The association wanted to have more than 5 directors so a paper ballot vote was made, yes or no to 5 Board members.

The vote concluded 7 directors. It was open to the floor for anyone interested. Jane Gregory's term is expiring and she said she was interested in running again. An election was done also on paper ballot vote with Unit XXX Judy Kriegl, Unit XXX Helen Gardner, Unit XXX Wayne Winsley, Unit XXX & XXX Jane Gregory, Unit XXX Marc Andreotto and Unit XXX Rick Steiger. The elected were Judy Kriegl, Helen Gardner, Marc Andreotto and Rick Steiger.

Meeting Adjourned 9:18 pm