ANNUAL MEETING MINUTES

 WESTHAMPTON LANDINGS CONDOMINUM

 September 2, 2017 at 10:00 A.M.

BOARD MEMBERS PRESENT: President, Dr.Tony Russo; Vice President, Henry Schnierer; Secretary, Alan Wachman; George Friedlander; Sandra Sgroi;

Condo Attorney- Frank Isler, Condo Accountant—Tom Oplinger

Absent: Antonio Martins

Owners signed in (roll call) and proxies counted. Frank Isler and Dr. Russo determined quorum was present and Dr. Russo called the annual meeting to order at 10:15.

Dr. Russo gave Presidents address and emphasized the following:

 (A) The strength of the selling market and prices for the units at The Landings and the welcoming of six new unit owners.

 (B) The successful completion of our new front steps and the power washing of the decks and privacy fences,

 (C) The generous donation of a floating dock by Amy and Elias Schwartz, and the Board’s future plans for the continued beautification and restoration of our community.

Previous years’ minutes were distributed, motion to waive formal reading and accepting the minutes were seconded.

Unanimously approved

**Financials Report:**

Tom Oplinger stated that we have adequate reserves and that the Board’s budget continues to keep the Association in sound financial condition. Tom also mentioned that he is available with information relating to the capital improvements made over the years. This would come in handy if an owner plans to sell his/her unit.

Henry reported that we were able to raise the property insurance coverage of our buildings without a premium increase to 16 million dollars, up from 12. 8 million. Henry reminded us that the flood insurance for The Landings is through FEMA and only covers the common grounds. Residents interested in covering personal property, need to contact their insurance brokers.

Committee Reports:

**BUILDING and GROUNDS:**

We welcomed Sandra Sgroi as a new Board member and introduced her as our new Building and Grounds supervisor.

Sandra apprised us of the following:

1. The changes in Fernando’s contract, relating to taking care of our grounds.
2. The need to either restore our gazebo or replacement of it.
3. The three to five-year plan to repair and upgrade concrete walkways.
4. Replacing the lampposts throughout the property
5. Completing replacement of old garbage cans.
6. There are a number of problems with our alarm system in Building one.

 The Board has already started looking into up-dating our entire system.

 The community will be notified what changes will be made.

1. Sandra reminded all members that if they have any concerns or

 suggestions about our grounds and buildings, they can send them to the

 board via our email address.

**Pool:**

1. Seven new umbrellas were purchased prior to the season
2. The lounge chairs are worn through. The Board will be looking to replace the fabric, or getting new lounge chairs.
3. The pool will be closed for the season the middle of September

**DOCKMASTER:**

1. We will have a new floating dock next season from the Schwartz’s donation.
2. Also, two new storage racks for kayaks will be in place next year.

**Election of Board Members:**

Due to the candidates up for reelection running unopposed, Tony Russo and Gene Haber were reelected by a hand vote.

**NEW BUSINESS:**

Problems with garbage cans closing and concerns with raccoons getting to the garbage were discussed. Some suggestions were to see if the cans had sunken too close to the ground to close, painting the lids, or just placing a rock on them.

The timing for our sprinklers going on has been a problem for some building units. The Board will adjust the sprinklers for next season to accommodate these concerns.

The lighting for Building Eight’s parking lot appears to not provide enough illumination.

A safety concern with the entering and exiting from parking lot 3 was presented to the Board. The Board will lookinto it and at the same time review all of the entrances/exits into all the parking areas for similar problems.

A few members of our community complained about Rashad and the difficulty of reaching him and getting return calls. Some suggested getting an outside property management company. The board will approach John King and find out what companies may be employed by other condo or coop associations in the area.

Many members have asked for a directory of our community members as a way of acquainting everyone with their neighbors. The Board will send out a survey in the next mailing explaining that it is voluntary.

Michael Rachlin presented to the community a plan to add shutters to our front windows. The Board will discuss this during their next meeting. A concern at this time is the priority of many other necessary improvements and the allocations of our funds.

Motion to adjourn,

Seconded

Unanimously approved