

Annual Meeting Minutes  
DeeAnn Condo Association  
February 25, 2021  
1:00 p.m. – Clubhouse

Meeting called to order by Dan Speakman. Dan was asked to run annual meeting. Roll call – proxy – 9 Attendance – 34 – met requirement. Steve Kaufer made a motion to not read last years' Annual Meeting minutes, Doris Berube seconded it....passed. There was no comments from officer's report or committee report.

New Business:

Gary Bonifas worked along with Lester Wabnitz to address the following issues:

- Second floor decks/railings (repair/re-surface/re-seal/ Repaint)
- Water issues (standing water/sink hole)
- Gutter issues (repair/replace)
- Wind Mit. (complete what has been started)
- Seawall (areas need more sand)
- Flag pole (lighting)
- Storage shed (new doors have been ordered/quote to board to enlarge shed – 80 square feet – more storage)
- Lights on entrance sign (suggestion – LED lights as replacements)
- Street lights (recommended to convert to LED – 18 lights to replace)
- New entrance fence (6 feet 12 inch lattice – run 104 feet – remove all brush. Morris Co. can do for \$9,000 – reduce by \$2,500 if we do it ourselves)

Dan Speakman suggested bringing the projects and issues that Gary Bonifas presented up at the first meeting with new board members. Dan reminded everyone that there are a large range of expenses coming up. Joe Thomas said even though pool was revamped, more work will have to be done in 3-5 years. Work on pool can be addressed at a later date.

It was suggested to organize a committee to prioritize projects then the attendees at meeting decided to prioritize projects:

1. Wind Mit. (complete it)
2. Railings/decks
3. Gutters
4. Rest of issues

Doris Berube suggested small issues should be dealt with by the board. Board should handle and prioritize the projects. Also, board members have the authority, if deemed necessary, request assessments from homeowners to cover upcoming projects expenses. Glaudia Replogie brought up topics that need to be addressed. Dan stated daily issues that arise need to be handled by going through the board members for discussion and outcome.

Ron Mohr made a motion that officers be voted in and Ed Jeannin seconded it. They will decide at a later date who will hold the various positions. Board members for 2021 are:

Dan Speakman  
Ken Brownlee  
Joe Thomas  
Mabel Fieler  
Glaudia Replogie

Old Business:

Reserve funds were brought up. Nothing is being set aside for this fund. Discussion took place – should we start to fund the reserve or keep money in general fund. Nothing was really concluded.

Dan reminded all:

- Termite inspection on March 3<sup>rd</sup>
- Notify board if change of address/phone
- Homeowners provide condo key to board
- Shut water off when leaving for along period of time
- Speed limit – 15 mph
- Board needs to approve changes made to patios

Meeting was adjourned at 2:45 p.m.

Deb Ratajczak  
Condo 807