

MANORS AT CENTRAL PARK CONDOMINIUM ASSOCIATION

Minutes of the Annual Meeting of Co-owners January 27, 2016

(unapproved)

- A) Meeting was called to order at 7:01 PM by Board of Directors president Mike Grobbel
- B) Introductions: Mike Grobbel (President – Board of Directors), Larry Cybulski (Treasurer – Board of Directors), Ray Swiderski (Secretary – Board of Directors), Mike O’Brien, Community Manager, Casa Bella Property Management, Inc.
- C) Meeting Quorum was met.
- D) Motion to “waive the reading of the 2015 annual meeting minutes and approve them as presented”: moved by Butch Demara (49847 Lexington West) and seconded by Mike Oakie (49993 Watling). Motion was approved by a show of hands.
- E) Board of Directors report
 - a. 2015
 - i. The Association is one year into the three-year contract with Casa Bella; things are going well from the perspective of the Board; Opportunity to improve communications if everyone sets up their individual Manors account on the Casa Bella web site.
 - ii. On June 2, 2014, (125) 6 Watt LED light bulbs were installed in exterior garage light fixtures; cost per bulb was \$10.04; only 2 bulb failures so far in 20 months of service; estimated savings to date: Association: \$175 in light bulb replacements, Co-owners: \$5,000 in total electricity usage.
 - iii. Evergreen trees in the front yards and all rear yard trees were trimmed in 2015.
 - iv. New rules put in place effective Nov 1, 2014 regarding trash and recycling containers; simply put: all trash and recycling placed at the curb must be in a rigid container and covered with a lid; only exception is with grandfathered recycling tote bins: all recycling items must be enclosed within a clear plastic bag, which is set inside the bin, not on the ground. The Board has received complaints from some co-owners about their rigid containers being used by the Rizzo truck driver to dump their neighbor’s trash and/or recyclables because the mechanical arm cannot empty their neighbor’s soft container. The Board will write about this in the next newsletter and then issue violation notices to those who continue to use soft trash containers.
 - v. Groundwater contamination
 - 1. Every three months beginning in April 2014, Ford Motor Co. (FMC) has been testing groundwater taken from the two monitoring wells located on the northwest corner of our property.
 - 2. Quarterly groundwater testing results show that the Permeable Reactive Barrier (PRB) installed by FMC in Nov. 2013 adjacent to the northwest corner of our property is working properly and is reducing the levels of TCE in the groundwater as it passes through the PRB.

b. 2016 Budget

- i. Monthly dues will remain the same as 2015
- ii. Income and expense totals are projected to be about \$21,000 more than 2015, based on the assumption that we will have (8) more new occupied units compared to last year.
- iii. Attendees received a 2016 Financial Report showing our Balance Sheet as of Dec. 31, 2015 and our 2016 Budget as compared to the previous two years. This Report has also been uploaded to our Casa Bella web site and can be found in the "Documents" section under "Budgets".
 1. Balance Sheet – note that in 2015 our expenses exceeded revenues because of work that had been deferred from 2014 and 2014 bills that had not been paid by Kramer-Triad.
 2. Budget – Repairs and Maintenance includes \$10,300 for the filling of all cracks in our roads and access drives; this project is scheduled for late May 2016.

F) Board of Directors Election

- a. Nominees: Mike Grobbel (49997 Lexington East), Larry Cybulski (50126 Lexington East) and Ray Swiderski (49949 Lexington East)
- b. Motion to close the nominations; moved by Mike Oakie (49993 Watling) and seconded by Rich Hall (6803 North Central Park). Motion was approved by a show of hands.
- c. Motion to elect the three nominees by acclamation; moved by Butch Demara (49847 Lexington West) and seconded by Mike Oakie (49993 Watling). Motion was unanimously approved by a show of hands.

G) Open Discussion - Delays in cashing checks for monthly dues; Casa Bella has changed banks and the delays seen in late 2015 should disappear

H) Meeting was adjourned at 8:42 PM.