

Main Street Square of Royal Oak Condominium Association
Annual Meeting Minutes
June 30, 2016

- I. Co-owner registration starts at 6:30 PM
- II. Establishment of quorum requirements – Meet
18 Co-owners in attendance
?? Post Card ballots - I do not have the numbers
?? Signed Proxies - I do not have the numbers
- III. Meeting called to order by AMI's Mike Haberlin at 7:05 PM
- IV. Proof of notice of meeting – Sue Pilipchuk indicated that she received notice
- V. Introduction of current Board of Directors – Mike introduced the board providing name, position held and brief background. Board members present – Yana Staples and John Myer. Absent – Ron Geddish, Steve Miller and Matthew Kaminski
- VI. Reading/Waiver of minutes from previous Annual Meeting (quorum – 2008)
Barauskas motioned to waive the reading, second by Bouchard, motion carried
- VII. Election/Voting requirements – Mike review the requirements of voting and how percentages are determined.
- VIII. Opportunities for Candidates to speak – per mailing no one was allow to speak, however, write in candidates are permitted.
- IX. Appointment of inspectors of the election
Barauskas motioned since no one other than the current board members are running, to forgo ballot counting, second by Pilipchuk, motion carried.
All candidates were elected by acclamation.
- X. Election – see item IX
- XI. Reports provided by Mike
 - a. Roofs – Allenhurst is 98% completed at a cost of \$62,000, the final building will begin soon.
 - b. Landscape – new perennials will be planted on South Washington by the weekend.
 - c. Bay windows – Bay windows on Main Street has be rebuilt, other bay windows need maintenance and will be done on worst first basis
 - d. Deck rails – 44 to 45 deck rails need to be completed
 - e. Deck floors - need maintenance and will be done on worst first basis
 - f. Late list – last year there was 35 co-owners on the late list. This year there are 7 and 4 of those have serious balance due.
 - g. Reserves – as of May 31st the reserves are at \$130,000
 - h. Renters – We know of 28 registered renters
 - i. Garage doors – people are leaving their garage doors open. This does not look good and it is dangerous.
 - j. Decorations/Modifications – need approval prior to making
- XII. Old Business – None
- XIII. New Business – None

- XIV. Open Forum – These topics should be discussed at the next board meeting
- a. Board
 - i. Co-owners felt that those wishing to run for the board should be allowed to speak prior to the vote.
 - ii. Co-owners were disappointed that there were only two board members present.
 - b. Landscaping
 - i. 164 Allenhurst has a tree in front where the roots are growing into the porch. It also creates a lot of shade that does not allow other plants to grow.
 - ii. The flowers do not receive enough water.
 - iii. Buying flowers every year is a waste of money, for only three months that they grow. Maybe purchase cheaper flowers.
 - iv. The landscape at Main Street Center and the Condos next to Holiday Market is better than Main Street Square.
 - v. The boulders at the entrances do not “conform to the architecture of the community.”
 - vi. One person of the 18 present approved of the benches, others said that it would bring to much noise to those living closest to the gazebo.
 - c. Co-owner of 1349 South Georgetown indicated that one of the previous chimney companies placed a lean on his condo for non-payment for the chimneys. Other co-owners may have leans that they are unaware of.
 - d. Contracts – some of those present, stated that they would like to see the contracts. Mike stated that they can come to the AMI office and request to review them there.
 - e. By-laws – some of those present, stated that they thought that they should be allowed to have the chairs on their front porch. Especially since they have been doing this for the past four years. Several expressed interest in changing the by-laws.
 - f. Balconies – A Co-owner questioned how to remove standing water on her balcony. She does not feel that she can brush it over the edge onto her downstairs neighbor. Standing water is also a health hazard.
 - g. Annual Meeting
 - i. Some say that no one comes because nothing ever gets done.
 - ii. Another issue the time of year. Summer is a bad time to have the Annual Meeting. April was suggested.
 - h. Board Meetings – Agenda should be posted so that Co-owners may voice their opinion prior to the meeting.
 - i. Create a MSS only blog where the board may communicate to the co-owner and the co-owners can communicate to the board.
- XV. Election Results – not required, see item IX
- XVI. Adjournment – 8:27 PM
- Barauskas motioned to adjourn the meeting, second by the woman with the chairs on her front porch.