

Stratfield Falls Unit Owners Annual Meeting Minutes August 23, 2018

The annual meeting was convened at 7:00 p.m. by President Al Treidel in the Meeting Room at Congregation Beth El in Fairfield, CT.

1. **Certification of attendance:** President Al Treidel stated that property owners should sign in on the attendance sheet. There were 14 units and 11 proxy forms in attendance at the meeting.

2. **Approval of 2017 meeting minutes and special meeting minutes:** Moved by Gary Gibson and seconded by Pepe Bevilacqua to approve the minutes of last year's unit owners' meeting. Minutes approved unanimously.

Moved by Gary Gibson and seconded by Dorothy Eidenberg to approve the minutes of last year's special meeting. Minutes approved unanimously.

3. **Treasurer's Report:** Ricki Reiner reported on three accounts at Stratfield Falls:

Operating Account: \$ 14,662
Reserve Account: \$ 80,316
Capital Account: \$124,796

4. **President's Report:** Al Treidel highlighted some of the recent work that has been completed including the paving project, landscaping and tree trimming. He discussed reasons for postponing painting project for a year. He thanked the Board members for their hard work and dedication.

5. **Election of 2 Board Members:**

Ellen Maxwell nominated, and Mike Ian seconded Ricki Reiner for a

3-year term as a board member. Elected unanimously.

Mike Ian nominated and Richard Kenyon seconded Martha Ian for the position of Board Alternate. Elected unanimously.

6. Ratification of the 2018/ 2019 Budget by Unit Owners:

Gary Gibson moved, and Vince Malone seconded that the Stratfield Falls unit Owners Association approve said Operating budget as presented. Approved unanimously.

7. Passage of Special Assessment:

Vince Malone moved, and Gary Gibson seconded that the Stratfield Falls Unit Owners Association approve the \$68,748.00 special assessment as presented. Passed unanimously.

8. Report on Paving Project:

Property Manager Gary Knauf reviewed the status of the issue of deterioration of the asphalt provided by O&G and installed by Burns Paving Company. Core samples were extracted and results are still pending. Burns has proposed repaving of Stratfield Falls at no cost to Unit Owners, commencing in October 2018. Icing issues will be addressed after the completion the paving project.

9. Old Business: None

- 10. Adjournment:** Vince Malone moved and Pepe Bevilacqua seconded that the meeting be adjourned. Motion passed unanimously. Meeting adjourned at 7:36 p.m.

Respectfully submitted,

Ricki Reiner, Acting Secretary

