

COUNTRYSIDE ESTATES RO ASSOC. INC.

A 55+ RESIDENT OWNED COMMUNITY

Annual Meeting Minutes

Date: Thursday February 25, 2025

Place: Clubhouse and /or Video conference

Meeting was called to order at 7:00 pm. by President Steve McGill.

Steve thanked the following people for helping out with the counting of ballots, Janice Sophia, Karen Browner, Tony Toscano from Ameri-Tech who were impartial observers and our two resident scrutineers Denise Bradford and Gloria Kessler

Roll Call - Steve McGill, Barry Colantonio, Al Carpanelli, Jackie Danko, Ken Cunningham, Jim Rigney

Proof of Posting - Annual Meeting requires 3 postings. First posting is required 60 days prior to election; notice was mailed Dec 03/24. Second notice included with ballots required not less than 14 days prior to & not more than 34 days prior to the election distributed dated Jan.21st/25. 3rd notice was posted on notice boards in the park and emailed to members Feb 23/25.

Copies of previous minutes are available on request. No errors of omissions had been received. Motion made to consider the previous minutes correct by Al Carpanelli and Seconded by Barry Colantonio. All in favor. Carried.

Steve thanked Ken Cunningham for his outstanding work as Election Coordinator.

Tony Toscano addressed the members regarding the importance of letting Ameri-Tech know of any address changes so the mail can be delivered in a timely manner. He asked if there was anyone who required a ballot or needed to put their ballot in the box for counting. The locked ballot box was then opened and the counting began.

Treasures Report - Al Carpanelli reported that our park is in a strong financial state. Al is working with the account executive at Ameriprise to continue to pursue the best possible investment strategy. Al did want to quash the rumor by stating that Ameri-Tech does report on the park's financial matters BUT does not have access to our money. He also set the rumor straight that there will be NO Maintenance Fee increase.

Tony Toscano update on the Storm Sewers. The project started Dec 16th. After being sent to 10 different departments there was still a need to have a survey. An independent survey company has been called in to do the survey on the County easement. Hopefully this is the last requirement to get the permit to start this work needed.

Unfinished Business - Sales & Transfers approval to be recorded in these minutes. Pat Balvin purchase and transfer of title on Unit #16 was approved Feb 22/25 and short term rental application for Unit #37 for Robert Glynn was approved Feb 19/25

- Deposit has been made for the repairs to the roof on the card room and pool room and Unit #1.
- Unit #39B Floor install on Friday.
- Window Coverings are in and are to be installed March 12th.
- The repairs in 39A are more extensive than thought. Some significant water damage, mold and wall paneling. Washroom shower is collapsing.
- Unit #55 is now empty and in need of extensive repairs and upgrades that the Board will evaluate. Estimate requested
- Two handymen both licensed and insurance documents, have been handed in. Moving slowly to have an on call Maintenance person in the park.

Recess called at 7:34 to allow the Ballot counters to finish up the tally for our election.

Returned to the meeting at 8:10 with Park Manager Tony Toscano with the results.
Steve McGill - President, Greg Greene - Director for 2 year term , Deborah Cramsie - Director for 1 year term.

Ken Cunningham performed the Induction of the Officers.
Thanks to all the Candidates who ran. Thanks to Jim Rigney for his service. This is the new board we will be working with for the next couple of years.

Motion to adjourn at 8:15 by Al Carpanelli and seconded by Greg Greene. All in favor. Carried

Jackie Danko
Secretary