**ANNUAL MEETING MINUTES**

August 11, 2022, 7 pm - St. Clair Terraces Condominium Association Annual Meeting

**ATTENDING:**

Board: Betty Smith, Janet Zurek, Jay Riley

* Excused: Bryan Lane, Crystal Crawford

Southeastern Management: Tom Sabella & Associate

Other Co-owners: Tina Pesek, Bob Felix, Pat McClary, Nancy Ziemski, Terri Simon, Shaun Simon, Alane Meyer, Doug Meyer, Ben Galbo, Sally Abdella

* Attending by Proxy: Kitty & Joe Swickard

Meeting called to order by Betty Smith at 7:04 pm.

2021 Annual Meeting Minutes: Read by Betty Smith - Approved by acclamation

Financial Report: Presented by Tom Sabella – Accepted and approved by acclamation

**President Updates:**

* Four new French drains were installed and we now have a total of 6 – this should help keep water away from the building
* Beds were mulched across front of the building
* Tuck pointing is on-going
	+ 415 St Clair - new chimney
* Broken chimney caps will be replaced
* Front porch railings will be wire brushed, rust retardant will be applied and painted
	+ Two units will receive new railings

**Election:**

* Two board seats up for election - Betty Smith and Bryan Lane
* Three nominations - Smith, Lane and Ziemski
* Ten units represented in person and one represented by proxy
* Smith and Lane were re-elected to the Board

**Co-owners Open Discussion - 3 minutes each:**

* Doug Meyer – garage roof leak (6 & 7) and Jay Riley (26)
* Terri Simon – Inquired about deck repairs - it was determined they are co-owner’s responsibility
* Pat McClary – Thanked Betty for her hard work and contribution as President
* Ben Balbo - Thanked the Board for their time and all they do to help

Betty Smith adjourned the meeting at 7:50 pm