

## ST CLAIR TERRACES - Annual Meeting - July 25, 2023

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Call To Order: 6:09PM

### Board Attendees

Betty Smith, Bryan Lane (via phone) & Jay Riley

Excused - Crystal Crawford & Janet Zurek

### Co-owner Attendees

Shaun & Terri Simon - Mickey Rumic-Cox - Maggie Greene - Marcela May Suzanne White - Nancy Ziemiński - Pat McClary - Sarah Prues Hecter Cheri Carleton - Dale Cox - Gary Bigwig

### SEM Attendees

Tom Sabella & MaryAnne

### Agenda/Discussion Items

- 2022 Minutes - Approved by majority vote
- Financials - Co-owners requested more in Reserve and less in Cash -
  - Co-owners suggest moving a portion of the \$53,000 currently in Operating to fund the Reserve
  - Gary Bigwig and Marcela May lead discussions regarding the SEM Financial Report and Bryan Lane attempted to explain the reasoning behind the layout of the current budget - SEM will review and may need to revise the categories in the budget
- Board Member Election - Crystal Crawford, Shaun Simon & Jay Riley
  - Although ByLaws indicate one vote per unit - Gary Bigwig would like a recount based on unit value
- EV Charging Stations - Further research needed and Sarah Prues Hecter recommended we elect a committee to drive the initiative

- Roof Replacement - Gary Bigwig questioned whether or not a new roof is needed and requested we obtain an building engineer to confirm
- Priority Items - Jay Riley reviewed priority items and their status
  - Nancy Ziemski claims word erosion on the facade of the building is caused by inappropriate sealings of the gutters

**Meeting Adjourned: 7:49PM**