

Crystal Court Manor No. 15 Condominium, Inc.

Association Meeting Minutes

February 18, 2024

Call To Order: The annual meeting of the association was called to order by President Tony Manobianco at 2:00pm.

Attendance: Betty Orton - Units 1A, 10A, 5B, 9B, 11B, Tony and Michelle Manobianco-Unit 4A, Susan and Tommy Thasites – Unit 5A, Mike and Denise McAndrew – Units 3A, 6A, Leo and Anna Sorgente – Unit 7A, Steve and Mary Schug – Unit 8A, Mariya Stoyanova – Unit 11A, Ghislaine Mangrella by proxy– Unit 13A, Marta and Gerry Diaz – Unit 14A, Erick and Diana Jensen – Unit 15A, Stephen Fernandez by proxy – 4B, Scott Shaneyfelt – Unit 10B, Jeanine Trudeau – Unit 12B, Patti Glade – Unit 14B

A quorum was achieved.

President's Opening Remarks:

Tony introduced and welcomed new members to meeting, Mike and Denise McAndrew and Scott Shaneyfelt. He noted the new sales/purchases of Unit 3A by Mike McAndrew and Unit 9A by Joaquim Parado. He sadly recognized the passing of former board members; Bill Glade, past president, and Rodney Fernandez, past vice-president. 2024 board members were introduced, with Tony noting that running the board is a group effort, regardless of title. President – Tony Manobianco, Vice-President – Erick Jensen, Treasurer – Betty Orton, Secretary – Steve Schug, Board member – Alejandra Piedrahita.

Approval of Minutes:

A motion was made by Patti Glade to approve the 2023 meeting minutes. Michelle Manobianco seconded the motion. All were in favor and the motion passed.

President's Report:

Tony thanked all owners involved with the beautification and maintenance of our building and grounds over the past year: Curbs painted, landscaping, roof patching, new lighting installed. We can keep costs low with everyone pitching in to help. Leo S. stated he can help with future painting, if possible.

Treasurer's Report: (see attached) Reported by Betty Orton

2023 Beginning Balance - \$44,209.26 2023 Total Revenue - \$78,508.47

2023 Total Disbursements - \$55,640.70 2023 Ending Balance - \$67,077.03

Betty stated the 2024 projected budget increased to \$94,500. With our yearly maintenance at \$74,880, this leaves a \$19,620 deficit. Therefore, maintenance must increase to \$225 per month, effective January 1, 2025. There will also be a one-time assessment of \$1200 per unit due June 1,

2024. Betty noted that the board is still waiting on building insurance costs as they will be meeting with other insurance companies to obtain more quotes.

Mike McAndrew inquired if any of our bank funds were put into a 'liquid interest-bearing account'. Betty stated she will look into other ways our monies could profit or benefit more with our bank. Mike also asked how long the Aaxon Laundry contract was and if there were other options as the amount profited from Aaxon seems somewhat low for the amount of time. Betty Orton stated she will look into other options and companies and see what we can do once Aaxon's 8-year contract is up. Betty will follow up with Aaxon after the meeting also. Mike M. said he may help look into laundry options.

Mary Schug made motion to approve Treasurer's Report. Mike McAndrew made 2nd motion. All approved.

Old Business:

Gerry Diaz asked what happened with the insurance issue from last year. Tony and Betty explained the board can look into other insurance carriers now, as this was not an option last year. In addition, other buildings are looking to incorporate together to lower insurance costs to hold an umbrella policy for all interested buildings – this idea was deferred at the February Rec Hall meeting for another year. Utecht Insurance Underwriters will look into giving us a quote as well.

New Business:

The board is currently obtaining quotes for the following: paint entire building and walkways, mansard shingle replacement, and parking lot re-pavement. Most likely, two of these projects will be done this year and one next year. The mansard shingle replacement will be completed first, building painting second - both in 2024. Parking lot completion most likely will occur in 2025 once we have more funds.

It will be determined, when the mansard work begins, if cars in the parking lot will need to be moved. All those leaving at the end of the season, please check if keys need to be left with the board before you leave.

The board will be getting estimates on parking lot re-paving.

The board will be alerting all owners shortly that it is imperative to check all toilet flappers, dripping faucets and pipes for leaks. High water bills will be the responsibility of the unit owner. Also, a reminder to absolutely do not flush wipes of any kind, tampons, etc. as they are damaging our plumbing system.

Scott Shaneyfelt asked if there is something to place on the stairs to make them less slippery. Tony stated the Board will address it immediately if it is a slipping or safety issue. Also, Scott stated the pipes in Unit 11B are very loud. Betty will look into the pipe issue in 11B immediately.

The meeting was adjourned at 2:47pm.