

Meeting Minutes from the Club Estates East Condominium, an Association of Owners-Annual Meeting Held April 14, 2025.

Board Present:

Gail Newberry, Chair
Vicki Sharp-Zook, Treasurer
Linda Osborn, Secretary
Rose Doherty, Director
PJ Blake, Director

By Invitation:

Denise Bower, PCAM, President
Mak Hutson, CCM, CMCA, AMS, Community Manager
Community Management Inc. AAMC

Call to Order

Gail Newberry called the Meeting to order at 6:00 P.M.

Calling of Role and Certification of Proxies

CMI confirmed a quorum of the owners were either in person or by proxy at the Meeting.

56 Present

13 Proxy

69 Total

Proof of Notice of Meeting or Waiver of Notice

CMI certified the notice of the Annual Meeting was distributed to all owners of record on or about March 12, 2025.

Reading/Approval of Minutes of Preceding Annual Meeting

Discussion followed relative to the Annual Meeting Minutes.

Agreed

Terry Robrecht made a motion; it was seconded and unanimously carried to waive the reading and approve the preceding Annual Meeting Minutes.

Reports of Officers

Gail Newberry – Chair Report

Gail Newberry reported various updates to the governing documents and the work going into the major building overhaul.

Vicki Sharp-Zook – Treasurer Report

Vicki Sharp-Zook reported on the 2025-26 Budget, the current Financial Statements and various bank account balances.

Linda Osborn – Secretary Report

Linda Osborn reported that various documents can be found on the CEE website and owner's portal.

Rose Doherty – Maintenance Report

Rose Doherty reported upcoming major maintenance items and what occurred in the previous year. The Board is working to schedule maintenance projects for completion within the next 12 months.

PJ Blake – Landscaping Report

PJ Blake discussed the duties of the maintenance crew and highlighted some of the recent plantings and areas of focus.

Election of Directors

There were two open Board positions, Gail Newberry and PJ Blake were nominated to be placed on the Ballot.

Agreed

Gail Newberry was elected to a three-year term. PJ Blake was elected to a one-year term to complete the unexpired term of a previous director.

Unfinished Business

None

New Business

Owners Forum

Every owner in attendance was given the opportunity to speak to the community. The general subjects are listed below:

- Budget

- Management company

- Board authority to approve Budgets without an owner vote

- J-2 building report

- Percentage

- Patio maintenance responsibility

Votes (see attached to original Minutes the detail)

The following are the results of the votes taken at the meeting.

IRS Tax Revenue Ruling 70-604 – Passed

62 "Yes" votes

4 "No" votes

Total votes = 66 votes

Waive/Not Waive 2024 Financial Review – Failed

30 “Yes” votes

39 “No” votes

Total votes = 69 votes

Amended and Restated Bylaws: A. – Failed

-Amended restate Bylaws (entirety)

51 “Yes” votes

15 “No” votes

Total votes = 66 votes

Amended and Restated Bylaws: B. – Failed

-Remove requirements to disclose cost of improvements, Section 7.3

48 “Yes” votes

16 “No” votes

Total votes = 64 votes

Amended and Restated Bylaws: C. – Failed

-Allowing domestic pets, Section 7.5

56 “Yes” votes

11 “No” votes

Total votes = 67 votes

Amended and Restated Bylaws: D. – Passed

-Allowing no visible clothes lines, Section 7.6

61 “Yes” votes

5 “No” votes

Total votes = 66 votes

To approve the 2025-26 Budget – Passed

50 “Yes” votes

16 “No” votes

Total votes = 66 votes

2025-26 HOA Fees:

1 bedroom \$376.00

2 bedroom \$421.00

3 bedroom \$461.00

Ballot #2 – Failed

-allowing patio alterations Section 3.1

51 “Yes” votes

6 “No” votes

Total votes = 57 votes

Adjournment

The Meeting was adjourned at 8:02 p.m.

Respectfully submitted,

Mak Hutson, CCM, CMCA, AMS. | CMI Community Manager