

**THE MADISON PLACE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS  
ANNUAL MEETING  
MINUTES  
NOVEMBER 9, 2022**

**I. Call meeting to Order & Roll Call**

- a. The November 9, 2022, Annual Meeting of the Madison Place Condominium Association Board of Directors was called to order at 6:00 pm by Board President, Linda Luca, via Zoom due to Covid restrictions
- b. *Roll Call* - Board members present: Linda Luca, Sharon Burns, Heather Garnick, Sue Mueller, Board member absent: Judy Tindall, Also present: Melissa Errickson – Pin Oak Community Management, Attendance list attached: See Attached List

**II. Proof of Meeting Notice**

- a. Melissa presented the mailing that was sent as proof of notice of the Annual Meeting.

**III. Approve Previous Month's Meeting –**

- a. Heather motioned to approve the minutes of the October 12, 2022, Board Meeting, Linda 2nd all in favor

**IV. Report of Officers**

- a. *Financial* - Due to Covid Restrictions Bills have been paid electronically and a Check Register of all checks written for the past 90 days was presented to the board for review.

**V. Board of Directors Election**

- a. There were 2 seats up for election, Linda Luca and Lorette Matus received the largest number of votes so they will take the 2-year terms starting January 1, 2023 and expiring December 31, 2024

**VI. Unfinished Business**

- a. *Fencing for Larchmont* – Melissa obtaining pricing for installing a fence as recommended in a previous meeting by a resident to deter people from walking on Madison Place property while walking on Larchmont Blvd. Melissa explained the process to install the fence would take a majority vote of the community to approve as it would be adding a Capital Improvement to the community and due to the expense as prescribed in the association's documents. The board has requested to table this discussion for now.
- b. *Signage for the Buildings* – The signage marking the buildings and addresses needs to be replaced throughout the community. Melissa will present options and pricing at the next open meeting.

**VII. New Business**

- a. *2023 Budget Approval* – The 2023 Budget was presented to the residents present and did not include and increase in dues for the upcoming year. Linda motioned to approve the budget as presented, Shaon 2<sup>nd</sup> the motion, All in favor.

**VIII. Adjournment**

- a. Being no other business, the open portion of the meeting was adjourned at 6:26 pm.