

OLENTANGY, THE CONDOMINIUM
Minutes of the Annual Meeting of Owners
November 19, 2020

***NOTE** Meeting was done via Zoom because of the current situation related to COVID-19*

- I. **Attendance:** Randy Hageman, MaryAnn Holevas, Tony Mastriani, Alina Wungsirivesh, Doug Vaughn, John Snedeker, and Diane Mauk (Patterson Merkle Management)
- II. Call to Order
 - a. Called to order by President Hageman at 7:00pm.
- III. Proof of Quorum Needed
 - a. Hageman noted we did not make a Quorum (70 Individuals voted)
- IV. Approval of Minutes
 - a. Hageman announced the need to approve the minutes from the last annual meeting, May 6, 2019. The minutes were not read aloud. Mastriani motioned to approve the minutes. Wungsirivesh seconded the motion. The motion was approved.
- V. Treasurer's Report
 - a. Wungsirivesh presented the January 2019 through December 2019 financials.

Total Assets \$458,895.55
Increase in 2019 Reserve of \$66,701.50
Owners Reserve Started 2019 at \$392,194.05
Total Owners Reserve is \$458,895.55
 - b. Wungsirivesh noted the 2019 audit was completed by the end of November 2020. Additionally, the 2018 audit was completed. Both were submitted for the record.
- VI. President's Report:

Hageman noted the following improvements made around the condo.

 - Continued to replace plastic fences (~\$24,500 in 2019).
 - Removed and replaced shrubs
 - Continued the multi-year project to replace meter packs (~\$42,000 in 2019)
 - ~\$12,000 of asphalt repairs
 - ~\$28,000 concrete repairs
 - ~\$17,000 in landscape improvements

Hageman noted the following planned projects for 2021:

- Finish replacing plastic fences
- Continue new meter packs replacements
- Tree trimming
- Continued improvement around landscape
- Continued asphalt and concrete repairs scheduled

VII. Nominations for members of the board

- a. Hageman announced the nominees. This year, because of COVID-19, the nomination and election process occurred during via USPS mail. There were 5 individuals that ran for the two open board positions. Tony Mastriani, Alina Wungsirivesh, David Cappelucci, Michael Sanger, and Justin Coolman.
- b. Hageman noted that because there was no Quorum the election results on their own could not be used to determine the winner. In such situations the board elects the winners. The board agreed to honor the wishes of the community and elect the two individuals that had the most owner votes.
- c. Snedeker motioned to elect Tony Mastriani and Alina Wungsirivesh back to their current board positions as they had the most votes by those owners that returned their ballots by the deadline. Holevas seconded the motion. The motion passed.

VIII. Old Business

- a. None

IX. New Business

- a. Wungsirivesh noted that she was going to put together a calendar of community events for 2021, which may include a yard sale, COVID permitting.

Meeting adjourned at 7:10 pm.