

**APPROVED**  
**October 18, 2016**

**ST. ASAPH SQUARE CONDOMINIUMS**  
Annual Meeting Minutes  
October 20, 2015

**BOARD MEMBERS PRESENT**

DEB BOWMAN	President
BEV KEANE	Vice President
RALPH ROSENBAUM	Secretary
SHARON KEEFER	Treasurer
JACK BURTON	Member at Large

**OTHER ATTENDEES**

Patrick Mazzei	Community Mgr., Cardinal Management Group
Yahya Serry	On-Site Manager, Cardinal Management Group
Champella Brooks	Administrative, Cardinal Management Group

**CALL TO ORDER**

The meeting was called to order at 7:00 p.m.

**WELCOME**

Management welcomed all in attendance.

**PROOF OF NOTICE**

Management provided the membership with proof of notice and documentation. Management also confirmed that quorum was attained. There was 25% of the ownership represented in person and/or by proxy. Management then turned the meeting over to the Board President who officially called it to order

**MINUTES**

*Donna Genovese of unit 231 motioned and Director Rosenbaum seconded, to waive the reading of the 2014 annual meeting minutes and to approve them as presented. The motion passed unanimously.*

**OFFICERS' REPORTS**

**PRESIDENTS REPORT**

The President reported the following:

- The Social Committee is currently looking for a volunteer to fill Ginny Long's position.
- The benefits of building updates that will increase property value.
- Newly implemented regulations regarding pets and move-in/move-out fees.

## TREASURER'S REPORT

Director Keefer reported that as of the period ending on September 30, 2015, the Association's cash and investments totaled \$1,134,430 and that total assets are \$1,162,618; total liabilities are \$381,543; accrued replacement reserves are \$1,152,677; and members' equity was (\$13,980). Total liabilities and equity were \$1,162,618.

## COMMITTEE REPORTS

Budget Ginny Long reported on behalf of the budget committee that the budget was approved at a 2.1% increase.

City of Alexandria No report

Decorating The decorating committee reported that there will be a special meeting held with Nancy Colbert of Design Partners in attendance, to vote on a color pallet. Wallpaper removal will begin the second week of November and flooring will start after the holidays.

Landscaping Director Keane reported that Advantage Landscaping has provided excellent service. Advantage completed an extensive inspection of the property and provided some solutions to address the water run-off issue. Volunteers are needed for the committee.

Social The social committee reported that Ginny Long will be stepping down and new volunteers are needed. The design project kick-off party is scheduled for Sunday, November 1, 2015 at 5:00 p.m. Nancy Colbert of Design Partners will be present and the winning color pallet will be revealed.

Pool Director Rosenbaum reported that the pool season went very well and the lifeguard did a great job.

Newsletter No Report

## MANAGEMENT REPORT-ELECTIONS AND NOMINATIONS

Management explained the election details as follows: the ballot voting should be for two individuals. Sharon Keefer and Ralph Rosenbaum would be running for the upcoming term. Management opened the floor for nominations.

*Donna Genovese motioned and Mary Ann Schaffer seconded to close the floor to nominations with no volunteers. The motion passed unanimously.*

Management proposed that Sharon Keefer and Ralph Rosenbaum be elected to the Board by acclimation.

*Ginny Long motioned and Ann Louise Mapes seconded to elect Sharon Keefer and Ralph Rosenbaum to the Board by acclimation. The motion passed unanimously.*

## **COMMUNITY FORUM**

President Bowman opened the floor for questions. Highlights were as follows:

- Several owners addressed the newly adopted pet regulations, with concerns about dog entry/exit through the lobby and the potential of declining resale values.

The Board advised that this issue will be revisited at the next business meeting.

## **ADJOURNMENT**

There being no further business to come before the Board, the annual meeting was adjourned at 7:32 p.m.

Respectfully submitted by,

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Amy Petrovitch  
Independent Recorder  
(Transcribed from digital recorder and meeting notes)