

APPROVED

ST. ASAPH SQUARE CONDOMINIUMS COMMUNITY SPECIAL MEETING MINUTES May16, 2013

BOARD MEMBERS PRESENT

DEB BOWMAN	President
GINNY LONG	Vice President
BEV KEANE	Secretary
JACK BURTON	Treasurer
RALPH ROSENBAUM	Member at Large

OTHER ATTENDEES

PATRICK MAZZEI	Community Manager, Cardinal Management Group, Inc.
YAHYA SERRY	On-Site Manager, Cardinal Management Group, Inc.

CALL TO ORDER-VERIFICATION OF QUORUM

The Community Manager called the special meeting to order noting a quorum of homeowners were represented in person and by proxy at 7:15 pm.

PROOF OF NOTICE

Proof of notice was made available (visually presenting a sealed envelope) to the community by the Community Manager. A Special Meeting Notice was sent to homeowners and postmarked on or about April 5, 2013.

WELCOME

The Community Manager welcomed the unit owners to the meeting and thanked them for attending. The Community Manager then turned the meeting over to the Board President Deb Bowman to welcome members and introduce the Board of Directors. The President also summarized the activities that have taken place to get to the Special Meeting.

MEETING NOTES

The purpose of the meeting was to garner consensus and approval of the membership to proceed with a loan and discuss other financial options for the ensuing elevator project.

After a brief introduction and statement of purpose the floor was opened for questions and answers. Many owners raised questions regarding the financing of the project and the options that were presented.

Personal views and preferences were expressed.

VOTE

The voting took place by secret written par value ballots.

Two unit owners, Andrea Nolan of unit 315 and Muriel Foster of 122 were appointed as officials of the elections. Their jobs were to count the ballots and to attest to their veracity.

The criteria for the passage of the loan option consideration was met by an affirmative vote of yes from 1 unit representing 1 vote of the quorum of the meeting and yes from 66.67%% of the quorum requirement.

The voting tally sheet is attached as part of the recorded minutes.

After the vote the Community Manager announced the results.

ADJOURNMENT

Being no other business was to be conducted at this Special Meeting the meeting adjourned at 8:05pm.

Respectfully submitted by,

Renee Walitis
Independent Recorder
(Transcribed from handwritten notes)

**St. Asaph Square
Special Elevator Assessment Meeting
May 16, 2013**

	Opposed to Spec Asses		In Favor of Assess		Financing Method 1		Financing Method 2		Financing Method 3		Financing Method 4	
A	0	0.005961	1	0.005961	0	0	0	0	1	0.005961	1	0
B	0	0.040865	5	0.040865	0	0	1	0.008173	4	0.032692	4	0
C	0	0.042265	5	0.042265	1	0.008453	2	0.016906	2	0.016906	2	0
D	0	0.008516	1	0.008516	0	0	1	0.008516	0	0	0	0
E	0	0.051402	6	0.051402	0	0	1	0.008567	4	0.034268	1	0.008567
F	0	0	0	0	0	0	0	0	0	0	0	0
G	1	0.009045	1	0.009045	0	0	0	0	1	0.009045	0	0
H	0	0.010281	1	0.010281	0	0	0	0	1	0.010281	0	0
I	0	0	0	0	0	0	0	0	0	0	0	0
J	0	0.011268	1	0.011268	0	0	0	0	1	0.011268	0	0
K	0	0.022764	2	0.022764	0	0	1	0.011382	1	0.011382	0	0
L	0	0.022826	2	0.022826	0	0	0	0	2	0.022826	0	0
M	0	0.011891	1	0.011891	0	0	0	0	1	0.011891	0	0
	1	0.90%	26	23.71%	1	0.85%	6	5.35%	18	16.65%	1	0.86%
				24.61%								23.71%
				16.41%								
Quorum: 27 units												
18 must vote "yes"												