

**SILVER RIDGE CONDOMINIUM
NOTES FROM ANNUAL MEETING
NOVEMBER 28, 2022
(QUORUM NOT MEET)**

CALL TO ORDER: Board President Greg Gummer called the meeting to order at 6:41 p.m. following the adjournment of the Budget Meeting. The current Board of Directors: Michael Clisham, Paul Coleianne, Shalola Johnson, Brenda McCullough, Edith Smith and Robert Walton introduced. Margaret Bell, Brodie Management, was also in attendance.

QUORUM: The required quorum of 124 proxies or those in attendance was not established. This is not an official meeting.

PRESIDENT'S REPORT: Greg Gummer thanked those in attendance. He noted that this is not an official meeting since the quorum was not met. Greg Gummer gave the following report:

- The Board applied for a construction loan in the amount of \$2,000 at 4/2% interest for seven years. The Board decided to withdraw the application and borrow funds from the Reserve Fund and replace there-in. The Reserve Fund is normally recompensed by 15-40% per month.
- Deck Boards – 3901 Hannon is completed with 3907 Hannon in the process of being completed. 3901 Darleigh and 3905 Darleigh to follow in that order.
- Common sprinkler heads in 3800-3802 Wean, 4100-4102 Chardel, 4104-4106 Chardel and 3800-3802 Meghan were replaced.
- Waste stations were installed at Silver Ridge. Perry Brook was delayed due to Ms. Utility concerns which require new locations. Those locations have been sighted and are awaiting Ms. Utility approval.
- Trash corral contract given to MultiCorp. They will clean the corrals and trash cans toward the end of the summer or early fall.
- The brick column work at 4100 Chardel has been completed. However, we are still awaiting welding work from Bill's Portable Welding.
- Doors have been repaired and/or replaced at 3800 Wean. Another door at that location required replacement. Locktek is waiting for parts to complete the door repairs.
- Completed tree trimming near 3901 Hannon. BG&E has informed us that they will be trimming trees near the fence line.
- Roof inspections were done this spring.
- Building interior painting was completed 4100-4102 Chardel and 3905 Darleigh.
- Increase in the monthly fees – Note – 8% increase whereas in 2014 – 15% increase, 2015 – 17% increase.
- Dryer vent cleaning was completed as well as window washing and canopies were cleaned by MultiCorp.
- Insurance deductible increase from \$5,000 to \$10,000
- Fire Alarm Panels/Alarms sounders – getting quotes.
- FIOS wiring and replacement for Micron system
- Declaration with John Oliveri

- Waiting for David Parravano to begin drainage work behind 4104 Chardel.
- Tree trimming will be done for grass to grow.

RESIDENTS FORUM: The following comments/concerns were discussed:

- There were complaints about the landscaping. Precision Landscaping is contract under the end of 2024. The Board will meet with Chris Pasko to voice concerns and discuss expectations in 2023.
- There were questions about when the information for the leasing amendment will be sent. Some owners would like to restrict any leasing of units. A Special Meeting will be scheduled after the first of the year.
- Concerns were voiced about security. It was suggested that security cameras be installed.
- There were questions about when painting and carpeting will resume in the buildings.
- Committees will be established for: Amendments to the Declaration and Bylaws and Grounds and Landscaping. Those in attendance were asked to sign up for the Committees before leaving the meeting.

Adjournment: A motion was made to continue the meeting until January. Notice will be mailed advising the unit owners of the date of the Reconvened Annual Meeting. Those who attend that meeting will establish a quorum and the election was be held.

The meeting ended at 7:35 p.m.

Respectfully Submitted,
Maria Tracey