

60 Vining Court Condominium Association Inc.
Annual Membership and Organizational Meeting

Wednesday, February 7, 2024, at 3 PM
At 380 S Atlantic Blvd, Ormond Beach FL 32176 and via Google Meet

Unapproved:

- **Calling Meeting to Order. Establish Quorum**

The meeting was called to order by President Jim Hayes at 3:00 pm.
The quorum was established by the representation of units 2,4,5,9,12,13,14,15,16.
A total 9 units.

- **Approval of Past Minutes**

Mr. Hayes made a motion to approve the minutes from 02/02/2023 as read. Mr. Von Kaeppler seconded. All in favor, motion carried.

- **Financial Report**

Ms. Albanese presented the current cash situation of the association.

- **Management Company Update**

Ms. Albanese announced she will be shifting her workload to only financial/accounting.
The new CAM Michael Wilkinson will now be responsible for property/building maintenance, vendor related questions, and emergencies.

- **Election of new Board Members**

It has been decided the Board of Directors will be:

- President: Jim Hayes
- Vice President: Billy Phipps
- Treasurer: Dennis Von Kaeppler.
- Secretary: Pamela Ford

- **Old Business**

- I. Mr. Hayes announced an anticipated start date sometime in late March or early April for the landscape project.

- **New Business / Open Owners Form**

- I. Discussion on the need to repaint walkway and railings, tabletops need to be addressed after the landscape project is complete.
- II. The laundry room door is warped and difficult to open.

- **Adjournment**

Mr. Hayes made a motion to adjourn the meeting at 3:36 pm. Mr. Von Kaeppler seconded the motion.