

60 Vining Court Condominium Association Inc.

Annual Meeting

Thursday, January 16, 2025, at 4 PM
Via Zoom Conference Call

MINUTES:

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

The meeting was called to order at 4:09 pm by President Jim Hayes. The quorum was established by the presence of 9 units: 13, 14, 16, 2, 7, 10, 15, 12 and 9.

- **Approval of Past Minutes**

Mr. Phipps made a motion to approve the minutes from February 7, 2024. Mr. Hayes seconded. All in favor, motion carried.

- **Report by Treasurer**

Ms. Albanese presented the financial situation of the association. The transfers to reserves for 2 months were delayed due to the transition of the management company into a new portal, reducing the cash available. Ms. Albanese to catch up with the transfers as soon as possible.

- **Election of new Board Members**

The board will be as follows:

President: Jim Hayes

Vice President: Billy Phipps

Treasurer: Dennis VonKaepler

Secretary: Pamela Ford

- **Old Business**

The issue with the neighbor's fence was resolved.

- **New Business**

1. T Mobile must clean the rocks from the sand they left behind.
2. Ms. Albanese to resume charging interest for accounts in arrears.

- **Comments from Owners**

1. Unit 15 inquired about recycling
2. Unit 10 inquired about having pets for owners.

- **Adjournment**

Mr. Hayes made a motion to adjourn the meeting at 4:40 pm. Mr. Phipps seconded.