

COPPERSTONE CONDOMINIUM ASSOCIATION, INC.

ANNUAL MEETING MINUTES

July 18, 2022

SUBJECT TO MEMBER APPROVAL **CALL TO ORDER**

The meeting was called to order at 6:06 pm. Board members in attendance were Rebecca DeSantis, Tara Olden, Susan McLaughlin, and Cynthia Bussiere. In attendance from MSI, LLC was Lauren Veraldi and Rose Mielke.

ROLL CALL

There were 22 homeowners in attendance and therefore quorum was met as only 17 owners in person or by proxy were required to meet quorum. There were no proxies received.

INTRODUCTIONS

MSI and the Board introduced themselves to homeowners.

PURPOSE OF MEETING

The purpose of the meeting was to hold an election of Board Members.

PROOF OF NOTICE

The Annual Notice was sent to homeowners on June 23, 2022, in accordance with the Bylaws.

APPROVAL OF PREVIOUS MINUTES

Upon a motion made by Rebecca DeSantis and seconded by Susan McLaughlin, and without objection, unanimously carried, the July 19, 2021, Annual Meeting Minutes were approved.

Upon a motion made by Rebecca DeSantis and seconded by Cynthia Bussiere, and without objection, unanimously carried, the December 6th, 2021, Budget Ratification Meeting Minutes were approved.

NEW BUSINESS

- Item: Election
 - Discussion/Summary: The current seated Board had 3 members interested in re-running for another term. As well, 2 homeowners showed interest in joining the Board. After hearing from each of the candidates, the homeowners voted and through acclamation, Doug Malkan and Luke Alsip, will serve as members of the Board for 2022-2023 term along with the re-election of Tara Olden, Susan McLaughlin, and Cynthia Bussiere also for the term of 2022-2023.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 6:32 p.m.

GENERAL DISCUSSION

Began at 6:32 p.m.

- Gating in the community
- Trash Days clarified Mon, Wed, and Friday
- Dumpster near 9530 is not being removed on Mondays causing build up
- Bulk Item removal on Tuesdays
- Garage 65 put 2 mattresses in dumpster
- Questions regarding the handling of illegal dumping
- Towing for expired tags
- Parking rules for “commercial” vehicles and why they aren’t allowed
- Doug Malkan wants to revisit the proposed covenants
- Windows-Any movement on special assessment
- Window replacement
- Defective windows vs. cosmetic upgrades
- E-blast out the new community manager contact information
- Possible Large Item Pick up day, cost effective
- Requested advanced notice to homeowners for concrete project/repairs

Ended at 7:03 p.m.