

# GEORGETOWNE SQUARE CONDOMINIUM ASSOCIATION

## ANNUAL MEETING

November 6, 2014

The meeting was called to order by Rhonda Stanfill, President. Ms. Hill, Westridge Property Group, Inc. certified there was a quorum present in person and by proxy.

Corporal Sherry Bruscano shared the community safety information. She and the other officer that handles are community are very visible while in the community. They vary their daytime and evening hours and also vary the days they are patrolling. Corporal Bruscano told the membership that holidays always have the potential for crime and urged everyone to lock their cars and be aware of your surroundings when going to and from their vehicles.

President Stanfill told the membership that all the Board members and the property manager will be assigned several buildings and will be inspecting them each month. Any issues will be taken care of on a timely basis. She told the membership that the association's funds will be spent where they are needed the most. The Board hopes to approve an asphalt project for the 4300 side of Edith Lane as well as add a new mail center on the 4300 side in 2015.

Ms. Hill reported to the membership that the association's current assets were \$187,916.00. The Board moved \$20,000.00 into a money market account in June of 2014 to earn more interest for the association. The membership was given a copy of the balance sheet as well as the profit and loss statement through September, 2014. The 2015 budget was also shared with the membership. After reviewing the association's financial standing and the future projects, the Board raised the monthly dues to \$119.00 per month beginning January 1, 2015. Funds will be moved to the reserve accounts for future projects.

Discussion followed regarding several individual maintenance issues. These issues will be assigned to contractors for repair.

The elimination of unapproved shrubbery in the common areas was discussed. The Board reiterated that uniformity is key in our association and plantings in the common area will not be allowed.

Dog waste was discussed. The members agreed to report any instances with specific addresses so that the property manager could notify the owners of the problems.

Unit inspections by Terminix were discussed. The Board indicated that many residents would not let the inspectors inside but Terminix would still have to honor the bond to repair any termite damage. They will also handle most pest calls.

The following owners were elected:

Jay Stone and Mike Doolittle

There being no further business; the meeting was adjourned