

Sea Glass Lane at Rand

Condominium

Annual Meeting

July 20, 2016

Minutes

The annual meeting of the Sea Glass Lane at Rand Condominium Homeowners Association was called to order at 6:00pm on Wednesday, July 20, 2016 at the Rye Public Library by President Michael Steinberg. Owners had been duly noticed of the meeting and Vice President John Schafer certified that a quorum was present. Nineteen of twenty owners were present and one duly executed proxy was presented.

Owners were welcomed by President Steinberg.

There were no minutes of the prior annual meeting as the Home Owners Association was formed on April 7, 2016.

Discussion was opened on the proposed Second Amendment to the Declaration and First Amendment to the Bylaws. John Safford offered a brief presentation on the background of the documents, the need for two-thirds approval and recordation in the Registry of Deed. Changes to Article 5-1-5 that the board made were discussed. A question from the floor concerning appeal right from a decision of the board in proposed article 2-7-11 were discussed but no change to the proposal was offered. Discussion followed on proposed article 5-1-1 resulting in a change eliminating the requirement that the board be notified of a malfunction in individual units of fixtures or equipment. After motion and second, the Second Amendment to the Declaration and First Amendment to the Bylaws was passed unanimously.

John Safford, Treasurer discussed the budget and the recently received financial reports from Great North Management Company. Questions concerning the function of Great North, necessary legal fees, reserve fund items, septic tank pumping, storm drainage inspection and landscaping projects resulted in discussion.

The Proposed Rules were introduced by President Steinberg who advised that these were the sole province of the board. Vice President Schafer presented the vision of the board and a survey of the membership and assured everyone of the board's intention of welcoming input.

Vice President Schafer introduced the proposed Landscaping Committee and asked for volunteers. The committee will be: Carole Schafer, Anne O'Brien, Cath Yeaton, Suzi Parker, Laurie Steinberg, Valerie Koloshey and Donna Ritchie. John Schafer will act as board liaison.

As to an item raised by John Ritchie, President Steinberg suggested an additional committee to look into group insurance and other items of financial benefit to all the owners such as the recent offering by North American Power. Volunteers were John Ritchie, Donna Ritchie, and Ron Yeaton. John Safford will be the board liaison.

Chairs of the committees will be selected at their first meeting.

Since no nominations for the board were out forward, President Mike Steinberg asked if there were any nominations from the floor. There been no nominations there was no necessity for an election.

The meeting was adjourned at 7:35pm.