

NAUTICA SOUNDVIEW CONDOMINIUM OWNERS' ASSOCIATION
Annual Owner' Meeting
Minutes
Held by Zoom Teleconference
March 18, 2021 6:00 PM

President Bill Weber called the meeting to order at 6:03 p.m.

Board members Bill Weber, Linda Mattoon, Mike Borden, and Kathy Greenwood were in attendance and introduced themselves. Manager Tom Gish, Jr. was in attendance and introduced himself. The Association's building consultant from J2, David Delgado, introduced himself. Director Lemmy Lim sold his Unit and is no longer eligible to serve on the Board.

The meeting notice was mailed to owners on March 2, 2021.

Bill Weber asked if there were any corrections to the minutes from the 2020 Annual Meeting held on March 3, 2020 or to the Budget Ratification Meeting held on November 5, 2020. These were mailed to Owners with the meeting notice. There were no corrections. Minutes were approved as submitted.

There are three open board positions.

Position 1 - Linda Mattoon has completed her first term and is interested in serving a second term.

Position 2- Lemmy Lim served one year of a 3-year term before selling his unit. There are 2 years left on his term that need to be filled.

Position 3 - Kathy Greenwood was appointed by the Board to fill the final year of the 3-year term vacated by Laurie Vandermay in 2020. That becomes a new 3-year term to fill.

The nominees are Linda Mattoon, Eric Ringstad, and Bob Wilson. Voting will be by mail. Ballots will be mailed on Monday, March 22nd, and need to be returned by April 14th.

Financial Report: Balances as of December 31, 2020

Operating Account: \$ 52,159.44* (holding \$21,500 for elevator door payment)

Reserve Account: \$355,441.05

Special Assessment Account (loan payment): \$268,420.30

Special Assessment Account (lump-sum pre-paid): \$141,498.86

Construction Report: Kathy Greenwood gave an overview of the budget. David Delgado from J2 Building Consultants gave a report on the project status.

Unfinished Business:

Security - There continue to be periodic break-ins to mailboxes and vehicles. The board repairs broken doors promptly, usually within 24 hours. Cameras have been added to the lobbies, and all surveillance cameras are working to capacity. An astragal was added to the Hewitt entry door to help prevent it from being jimmied. Bolts were added to the inside of the roof doors. Residents can help by picking up mail and packages promptly, and by not leaving valuables in their vehicles. Please call property management if you see a garage door stuck open.

Fitness Center – The Board is keeping up to date on the re-opening requirements through weekly legal webinars offered by the Condo Law Group. Phase 3 requirements will be reviewed on March 24th.

New Business:

Amendments - The Board has proposed making Amendments to Sections 1.1.1; 10.14.1; 10.16.1; 13.7; 20 and 21 of the Nautica Soundview declaration. Amendments require 67% approval of the Owners. Voting will be by mail. Ballots will be mailed on March 22nd. Due back on April 14.

Drawing – There will be a drawing for prizes. To be eligible, Owners must complete and return both of their ballots by April 14th. The drawing will be held at the Board meeting on April 15th. The results of the voting will be announced at that meeting. Prizes include a \$75 gift card to Lombardi's restaurant.

Owner's Forum: Bob Wilson said that one of the things he is interested in helping with as a Board member is getting the building approved for FHA status. Ron Ford asked some follow-up questions about the construction project.

Bill Weber adjourned the meeting at 7:16 pm.

Owner attendees:

B-312	A-201	B-411
B-403	A-512	B-609
A-106	A-311	
A-411	B-301	

Submitted by,

Approved on March 21, 2022



Kathy Greenwood