

MINUTES OF THE ANNUAL MEETING OF BRADFORD POINT PROPERTY
OWNERS ASSOCIATION, INC.
December 28, 2019

1. Call to Order by Presiding Officer. Director Pat Michalkiewicz called the meeting to order at 9:00 AM. Brian and Lawrence were available by phone.
2. Roll Call and Certification of Proxies. Roll call was taken and certification of proxies was determined by Secretary Joyce Komperda. Nominees present and present by proxy - 44 signifying a quorum to do business.
3. Proof of Notice of Meeting or Waiver of Notice. Proper notice of the Annual Meeting was delivered and the materials sent out on or about November 26, 2019, more than 30 days in advance of the meeting in accordance with the By-Laws.
4. Reading and Disposal of Meeting Minutes. Pat asked if there were any additions, corrections, etc. to the 2018 Annual Meeting Minutes. There being none a motion was made, seconded and passed to approve those Minutes.
5. Treasurer's, President's and Property Manager's Reports. Kirk said that Lawrence's letter to all owners covered the many items completed in 2019 and the fact that we would be raising the maintenance fees from \$250 to \$270/mo, particularly because costs have increased since we last raised the fees in 2014 and because BP is aging and the unexpected does happen. Kirk then extensively discussed the septic issue that occurred because the supposedly flushable wipes were put down the toilet. Because of the sewage backup basically into the roommate's unit, it cost BP approximately \$5,000 to fix the problem. The individual was told not to flush these wipes, and also to inform his guests, etc. not to do the same. A few weeks later the same issue occurred with sewage again backing up into the roommate's unit, and this cost BP an additional \$500 to remedy the situation. The Board is going to establish a new Rule and Regulation outlining the ramifications of willfully and/or deliberately causing damage, and the Association will hold the owner liable for the cost. We may have to consult our attorney for specific language, etc. Lawrence will draft and send a letter with Board approval to the individual involved. Kirk then said we already have one tree that needs to be removed at a cost of \$2200. Kirk mentioned that the garage ceilings damaged by water will be fixed starting in 2020, and Lakeland Roofing has contracted for a painter to fix dry wall and paint. We also lost a well pump that had to be replaced, and our snowblower that is 11 years old is beyond fixing, so the board authorized the approximate cost of \$4,000 as an emergency purchase. Because our ByLaws limit a capital expenditure to \$1,000 except in an emergency, we need to revise that Bylaw to a suggested amount of \$5,000.
6. Nomination and Election of Directors. Joyce stated that Lawrence, Greg and Joyce were elected for the two year term 2020-2021.
7. Old Business. None.

8. Approval of Operating Budget for 2020. This was voted through, and 2020 maintenance fees will be \$270/mo/unit and garages will be \$75 annually.

9. Other New Business. Kirk will be getting a new lap top with Word and Excel along with a new printer. Brian then thanked Kirk for his wonderful service to BP and the owners. Also, Kirk said that Tony would be returning in the Spring. In response to a question about gutters, Kirk and Tony will start repairing those places when the roofs are cleaned in Spring.

10. Adjournment. There being no further business to come before the meeting, a motion was made, seconded and passed to adjourn the meeting at 9:25 A.M.

Respectfully submitted,

Joyce Komperda, Secretary