

JULIANNE CONDO ANNUAL MEETING

JUNE 15, 2023 - 7:00pm (zoom meeting)

Attendees:

Ampuero (3C), Abhilash (2H), Guerrero (2G), Parhizkharan (2V), Agnihotris (1A, 1K, 3A), Spinella (1R), Villanueva (2T), Moretti (3K), Byelyakova (2B), Fernandez (1E), Tehrani (3L), Calderon (1C, 1P, 1V).

Order of the day:

1. Elections: there are 2 board openings available, President and Vice President Alex Tehrani was re-elected as President.
Vinisha volunteered and was elected as Vice President.
Proxies received: Vaca (1M), Invernizzi (1S), Finnegan (2J), Manzini (2U), C. Arencibia (3O), V. Arencibia (3Q), Quiñones (3T).
2. Budget: parking income was adjusted to show \$1,200/year, instead of \$2,400. This change was due to one parking space being returned to Cambridge Condo as per master deed.
3. Building insurance went up by \$8,000. Insurance company adjusted the building replacement cost to \$12,000,000 from \$6,500,000.
4. The bank reserve accounts show a current total balance of \$300,000 (\$100,000 + \$110,000 + \$90,000).
The CD account is earning 4%/year.
5. The laundry room equipment was totally replaced at a cost of \$29,000.
6. The pump for the boiler was replaced at a cost of \$6,000.
7. The December maintenance payment will be skipped for all owners due to the budget remaining stable.
8. The smoking areas outside the building will be moved to the farthest western corner along the retention wall. Majority owners voted to move the smoking areas to this western location.
9. Lilia Guerrero (2G) mentioned roaches in the apartments. A reminder to all owners that the exterminator comes in the morning of the second Saturday of the month. The unit resident is responsible to sign up on the letter posted by the mailbox.
10. Alex will order a new recycling bin to replace the current bin which has a broken lid.

By: Milena Calderon

