

ANNAPOLIS OVERLOOK CONDOMINIUMS ASSOCIATION, INC.
ANNUAL MEETING MINUTES – NO QUORUM
JULY 29, 2008

BOARD MEMBERS PRESENT:

Sharon O'Brien, Acting President
Vacant, Vice President
Darlene Watkins, Secretary
Hoda Rafik, Treasurer
Clifford Jones, Director

ALSO PRESENT:

Angie Grimaldi, COMANCO, Inc.
Brenda McCulley, Recording Secretary
Gregory Alexandrides, Assn. Attorney
Owners – 61 in person or by proxy

CALL TO ORDER:

The meeting was called to order at 6:30 p.m. at the Hillsmere Library. The Board welcomed owners in attendance.

PROXIES:

Ms. Grimaldi stated that the quorum requirement for this meeting was 25% or 81 owners. Therefore, since only 61 owners were present in person or by proxy, this meeting could not be an official Annual Meeting. An owner in attendance motioned for the meeting to be adjourned and rescheduled. The motion was seconded by another owner, whereby the motion was approved. The rescheduled meeting will be held on August 28, 2008.

LEGAL:

Mr. Alexandrides explained that in accordance with the Maryland Condominium Act, this subsequent meeting would be an official Annual Meeting even if the quorum of 25% were not met. He stated that most condo associations do not meet the required percentage for these meetings. He also acknowledged the very strong turnout (attendance) at this meeting.

NOMINEES:

An owner requested to have the nominees on the ballot introduce themselves giving his/her background. Nominees were as follows:

Teresa A. Chapman: has lived in the community approximately a year-and-a-half, very involved with the Board, interested in seeing the community improved. Very concerned with communication – the Board is not communicating to the people in the community, her experienced the last 15 years is in safety and homeland security.

Adil Desai: out of town.

C. (Buck) J. Garner: has a financial background, does estimates, is also concerned with communication from/to the Board and the community.

Christopher M. Hall: not present.

Christina Hambruch: has lived at AO for 17 years, is interested in being on the Board, and recognizes the communication issues within the community.

Clifford H. Jones: has lived in the community quite a while, agrees with Ms. Chapman - the community needs better communication; he has to speak with the Board of Directors before giving answers to the residents, has a lot of ideas for the community, has the means and resources for improvements.

Jeanne M. Lesko: has lived in the community 10 months, has been on two other boards and a nonprofit organization as well, communication seems to be an issue in the community.

Frederick Matos: one of the original townhouse, very concerned about property values, wants to make the community a more resident friendly community, where Board members tires don't get slashed, when they enforce the rules, wants to reduce the monthly fees and still maintain the services received. Would like a committee to communicate with the Board of Directors about issues. Works for federal government and was on a board for Lighthouse Homeless Shelter.

Gregory B. Milburn: has lived in the community since 2003, has a financial degree, also believes communication to be an issue with the community, admitted to being the person who started the email "fiasco" a couple of months ago, was President of the Masons Lodge in Annapolis.

Sharon O'Brien: would like to stay on the Board one more year, wants to finish the fence project and keep the community green.

Hoda M. Rafik: spoke of the fence project having to be done in phases to cover the whole community, does not want to go into reserve money for the fencing.

Elizabeth D. Reed: has lived in community for about a year, communication is an issue in the community, does not have a lot of experience but would like to hear everyone's ideas for creating a strong community.

Darlene Watkins: said that Ms. O'Brien and she have the same feelings about the community, it is my home and we do care a lot about it.

Some of the residents stated it would have been nice to know the backgrounds of the nominees before this annual meeting (voting day). Residents agreed that next year, nominees should provide a write-up, a little paragraph or summary of his/her background – maybe even post on-line for the residents to review before the Annual Meeting takes place. Some residents requested their ballots be returned to them once they heard the nominees' speeches.

OTHER BUSINESS:

One owner objected to the emails Mr. Jones had sent out to owners on his own behalf. Another owner asked Mr. Jones to address his felony convictions. Mr. Jones replied he owns a business of about 1,600 pages of cyberspace technology and could understand the resident's concerns regarding the funds of the community. He explained that the Board of Directors does not personally handle any of the AO funds, and that COMANCO Inc. takes care of all financial matters for the community. He further explained that he wants to make this community beautiful and is still receiving proposals for management from other companies. He stated if he were elected to the Board, he would relay this information to the residents.

An owner requested that all proposals should be transferred from Mr. Jones to Ms. O'Brien. Mr. Jones agreed to comply.

An owner questioned as to the status of the Alderman attending a meeting as suggested a previously. Ms. Grimaldi stated that nothing had been done with that meeting as yet and perhaps September would be a good time for him to attend.

NEXT MEETING:

The next meeting will be the rescheduled Annual Meeting on August 28, 2008 at the Hillsmere Library at 6:30 p.m. Management will provide appropriate notice to all owners.

ADJOURNMENT:

There being no further business to discuss, the meeting adjourned at 7:20 p.m.

APPROVED: _____ **DATE:** _____