

**CARRINGTON FARMS CONDOMINIUM ASSOC.
ANNUAL MEETING
JUNE 22, 2011**

- **CALL TO ORDER**

7:10pm

- **ROLL CALL**

Twenty-seven (27) units were represented either in person or by proxy. A quorum was not met however no major decisions were in need to be made so all present were in favor to conduct the meeting as scheduled.

- **RECITATION OF PROOF OF NOTICE OF MEETING**

The recitation of proof of notice of the meeting was read aloud by Peter Dolloff.

- **MINUTES OF THE 2010 MEETING:**

Request for the reading of the minutes from the 2010 annual meeting be waived - all in favor.

- **STATE OF THE ASSOCIATION:**

Peter Dolloff began by welcoming and thanking all unit owners for attending the meeting. He then introduced himself and the board of directors present.

The achievements of the 2010-2011 year include:

- Extensive Railing Repair & Painting for all buildings
- Additional security fixtures welded around pool fence
- New Exterior Lighting fixtures
- New Recycling dumpsters – cost savings of \$1000/month!
- New Pool Furniture
- Walk off Mats at all building entrances
- Extensive tree pruning along buildings and the islands

Peter reviewed future projects that the board is working towards presenting to homeowners in near future. New parking lot striping and asphalt repair is planned out and schedule in the near future. Recycling campaign will begin now that the recycling dumpsters are in place. The largest project the board is working on is a major refurbishing project for all interior hallways in all buildings with an estimated budget of over \$300,000.00. The refurbishing includes new carpet, paint, new ceilings, electrical upgrades, new fire alarms systems, new energy efficient LED light bulbs in new fixtures throughout hallways, as well as upgraded fire panels. The goal for this project (like the boiler room project) is to finance the project without impacting condo fees. The time line in mind is November of next year into the Spring. More details will follow to home owners as quotes and planning continues by board members.

- **FINANCIAL REPORT/BUDGET 2011-2012**

Peter reported that there was no increase in the condominium fees for the 2011-2012 fiscal year as the budget was consistent with last year. Foreclosures and receivables also remained higher than normal, but not unable to be managed. Financials can be found on our website: www.sequelddevelopmentnh.com for anyone wanting more detailed information.

- **ELECTIONS**

The board had previously been made up of five members. They recently voted to increase the number to seven, as this will better represent the Association. Each seat serves a one year term, as per the condominium by-laws. Five candidates were listed on the proxy/ballot that was mailed out prior to the meeting. They were Steve Vallier (incumbent), Shannon Woscyna (incumbent), Gary Woscyna (incumbent), Mike DePalma (incumbent), and Brian Wilkinson (incumbent). At the meeting, Jonathan Allen Blue Walls was nominated from the floor. Each candidate was given an opportunity to speak. No Contest. The results were Steve, Shannon, Gary, Mike, Brian and Allen Blue Walls were elected to serve a one-year term as noted in the bi-laws. The Board will elect the seventh seat at a later date.

- **OPEN SESSION**

The owners brought up many items for discussion during the open session.

- Pressure washing the buildings
- Stricter rules enforcement and fine policies
- Improve communications to unit owners not living on site via email & mailings

- **ADJOURNMENT**

The meeting was adjourned at 7:50pm

Respectfully Submitted,

Janice Hammond

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