

Garfield Condo Association Board Meeting
WEDNESDAY, 10/27 /2021 at 7 pm
Annual Meeting Minutes

Attendees

Ellen Abraham
Brian Anderson
Tangela Crosby (Property Manager)
Lauren Hobbs (Property Manager)
William Lee
Jeffrey Norman
Michael Rogers
Connie Rosemont
Athena Waddell
Patricia Wheeler

MINUTES

1. Call to Order
2. Annual Meeting Protocols
 - a. Proof of quorum
At start of meeting – 54.2 %
 - b. Proof of notice of meeting
See attached.
3. Minutes from 2020 Annual meeting – Approved.
4. Notice of election and voting mechanisms/procedure.
Electronic voting introduces this tear in addition to paper ballots. Voting open thru Wednesday 10/27/2021 8L30 pm Eastern; results will be sent following day -Thursday.
5. Introduction of Candidates
 - a. William Lee
 - b. Michael Rogers
 - c. Patricia Wheeler
 - d. No other nominee from meeting floor.

Candidates provided statement of qualifications. Floor was open for questions.

6. Budget Report
 - a. Budget committee convened and have a draft budget for 2022.
 - b. Expectation – 0.5% increase in condo fee.
 - c. Expectation – Finalized budget will be presented at next meeting.

7. Property Management update.
 - a. Lauren Hobbs moving to new position at TNWLC.
 - b. Tangela Crosby introduce as new property manager for Garfield.
 - c. Currently, they are in transition process.

8. New Business
Noise issues between units. Recommend further discussions to enforce and communicate.

9. Next meetings
November 17

10. Post-Meeting Election Results
 - Michael Rogers
 - Patricia Wheeler