

2560 Corporation Zoom Board Meeting

Date: November 28, 2022

President Janice called the meeting to order at 7:05 P.M.

She asked the Secretary to establish a quorum.

Present: Janice Sirna, Karen Hilton, Shirley Welsh, and Ed Lawrence

Absent: Helen Wildermuth

Quorum was established.

Guests: Jan Lawrence, Wayne Welsh, Al and Linda Singleton and Terence Wynne

Secretary report: Karen Hilton made the motion to wave the reading of the minutes of the last meeting since they have been approved and posted on the HGI 2560 Website. Shirley Welsh seconded, motion carried.

Treasurer report: none

New Business:

* Proposed Budget - President Janice explained that HGI's insurance rate has increased by 50% this year, plus additional rise in costs for other expenditures. Therefore our budget for 2023 needed to be increased to meet these demands. Unfortunately, these are issues that are out of our control.

There will be an additional **HGI insurance shortfall** assessment **due February 1, 2023**: one bedroom is \$1,688, and a two bedroom is \$2,324. A payment coupon will be emailed to shareholders which is to be include with their check.

Our 2023 **Quarterly Maintenance** has also increased due to HGI's 2023 budget: one bedroom is \$1,353 and two bedroom is \$1,863 due **January 1, 2023**. A payment coupon will also be provided through email.

With no further discussion Janice asked for a motion from the Board to accept the 2023 budget. Karen Hilton made the motion, Ed Lawrence seconded it, motion carried.

* Janice said she will arrange for the propane tanks, for the outside grill, to be delivered whenever shareholders begin to arrive for the season. Just let her know.

* # 9 doors have been replaced.

* Brett Barns is contracted to paint our newly installed doors for some apartments. Shirley Welsh agreed to contact Brett for a definite time he can start painting. She also will contact Sue Costa on the months she has been checking apartments this off season to comply with our insurance requirement.

* A big thank you to Ed Lawrence and Al Singleton for checking around the building for any storm damage.

* HG Board meeting reported:

a) Considering a policy for cars that remain on the property during off season, but not being cared for.

b) A visitors car was stolen but it wasn't locked. So important to lock your cars.

c) Sea wall project to start April 1, 2023.

d) New landscaping company.

e) Need to rework the job description for a Property Manager.

Janice asked if there were any other concerns or new business.

a) Ed Lawrence is concerned about the need to replace the building's mailboxes and locks. Ed and Al will look into this matter.

b) Ed also reminded us that there is a need for all cars, belonging to HG shareholders, to have the HG decal on their rear window so the car can be identified as belonging to a shareholder of HG.

c) Ed also wondered if any of HG's budgeted money could be used for insurance expense?

With no further business Janice asked for a motion to adjourn.

Karen Hilton made the motion, Ed Lawrence seconded, motion carried. Meeting adjourned at 7:40 P.M.

Respectfully submitted,

Shirley Welsh

2560 Secretary