

## ANNUAL 2560 CORPORATION ZOOM MEETING FEBRUARY 17, 2021

President Janice Sirna called the meeting to order at 3:08 p.m.

The meeting began with a moment of silence for departed shareholders and our troops that serve in the TSA and abroad.

President Janice asked the Secretary to establish a quorum of shareholders. There was a quorum.

**Board Roll Call:** Janice Sirna, Shirley Welsh, Helen Wildermuth, Karen Hilton and Ed Lawrence, all present.

**Minutes** of the last Annual Meeting were read by the Secretary. Carmela Fives made a motion the minutes be approved, Ed Lawrence seconded, motion carried.

**Treasury Report** - Linda Asher gave the report.

\* Linda explained the difference between an annual calendar year and a fiscal year for our building. Next years budget will be voted on in December by the Board instead of February. Karen Hilton made the motion that 2560 Corporation move to an annual calendar year from a fiscal year. Ed Lawrence seconded. Shareholders voted, motion accepted.

\* Balance Sheet Summary - Total Assets \$69,308.07 - Total Liabilities \$34,767.00 - Total Equity - \$34,541.07

\* Quarterly Maintenance - 1 bedroom \$820                      2 bedroom \$1,066

\* Sea Wall Assessment - 1 bedroom \$968.16              2 bedroom \$ 1,332.96

\* Savings - Donna Goldman made the motion to wave any increase in savings for building emergencies. Ann Marshall seconded, motion passed.

### **Old Business:**

\* President Janice reviewed closure of apartments. Front door locks have become a problem due to corrosion. Carmela Fives suggested using Graphite lubricant, e.g. Lubercan and Wayne Welsh suggested "Lock Ease" to be used twice a year to prevent this problem.

\* Water alarms, along with smoke alarms will be checked by Ed Lawrence yearly. Batteries will be changed as needed.

\* 2560 and HGI Website - Wayne Welsh offered to help anyone who might be having trouble getting onto the sites or needs a new password. All Documents need to be dated when last updated.

\* Central Air Conditioning - Bob Carney suggested that the units that have central AC in the attic put shut off valves on the drip pans. The line can get clogged and overflow, ruining the ceiling below.

### **New Business:**

\* 2560 Board of Directors have agreed to continue the same positions since there were no new candidates.

\* Yearly building Director - Janice Sirna has willingly accepted the position to represent 2560 as the Director at the HGI meetings. Carmela Fives made the motion that Janice be Director, Donna Goldman seconded, motion carried.

\*HGI Updates - Next Zoom Meeting February 18, 2021

\* Sea Wall - continued evaluation by the current engineer who has experience with this problem.

\* Site Manager - checking into someone on site to handle emergencies, mainly off season.

\* Treasurer needed.

\* Ring doorbells - unlawful to record conversations.

\* Tenting - **May 3, 2021** scheduled, weather permitting. Checklist / Directions were sent to all Shareholders. **April 20th** is the deadline for all unoccupied apartments to be prepped. **April 26th** Bruce Kelly from Hulett will be checking all units to make sure they are prepped properly. Insurance policy for yearly renewal \$826 was discussed.

\* Coupons - coupons for both sea wall and quarterly maintenance are in the packet. Increase in quarterly maintenance is due to building insurance.

\* Linda Farrell's new address: 37 Halley Drive Blue Point, NY 11772

**President's Report** - President Janice thanked every single Shareholder for such a successful year even with the challenges of Covid -19 and termite tenting. She appreciated the fantastic supportive response from everyone. She also thanked Ann Marshall for getting all the apartment keys in an orderly fashion for when the Hulett crew comes in for tenting. Shirley Welsh has agreed to be the "Keeper of the Keys". Karen Hilton has agreed to be the Guest Contact person and Helen Wildermuth has agreed to take care of petty cash. These are all duties Ann took on willingly since she lived here year round. Thank you again Ann.

President Janice asked if there was any additional business.

\* Bob Carney asked if there was some way we could let residents know when guests were staying in our building? Karen Hilton said she would do that.

\* Lorrie Whitehouse asked why their parking spot had been moved? Additional handicapped spots were required per city ordinance resulting in changes in parking spots.

\* Carmela Fives thanked Janice for all she has done for our building.

Pres. Janice said if there was no further business she asked for a motion to adjourn. Carmela Fives made the motion, Ann Marshall seconded, motion carried. Meeting adjourned at 4:27.

Respectfully submitted,

Shirley Welsh  
Secretary