

Stanton Place East

Condominium Association, Inc.

Owners Meeting Minutes

May 23rd, 2023 @ 6:30pm

- Introduction/Opening Statement
 - Introduction of the board-Rick Goldberg (President), Jack Kaczmarek (Vice President), Heidi Farber (Treasurer)
 - Brief overview of the agenda and open forum opportunity
- Meeting Topics:
 - HOA Dues-Increase explanations by Jack Kaczmarek and Rick Goldberg
 - Multiple expenses covered by HOA dues increased significantly (sewer, garbage, property insurance, heat)
 - Property insurance significant increase due to increased value of buildings
 - Question by owner: will another HOA increase be coming next year?
 - More than likely, yes, sewer is due to increase again next year.
 - 2023 Budget Discussion
 - Comment from owner about getting an updated budget with current checking and reserve balances. Heidi Farber will update and send out via email.

- 2023 Topics/Plan
 - Cleaning Service-Heidi Farber will be contacting new cleaning services for quotes to replace current company, Maid For You.
 - Service has been subpar and the owner of Maid For You has been contacted multiple times.
 - Snow Plowing Service-Jack Kaczmarek reached out to CNN Services (current company) to discuss quality of service after multiple complaints from owners; they will be looking for quotes from other companies for the 2023 winter season.
 - SPECA Sign
 - Quick discussion led by Rick Goldberg about possibly getting a Stanton Place Condominium sign on Marietta Ave side of building; nothing fancy and budget friendly.
 - Discussion about replacing unit numbers on doors that have faded, having clear and visible building numbers/addresses.
 - New Floors and doors for entry-ways
 - Quick discussion lead by Jack Kaczmarek
- 5 Year Plan
 - Looking for quotes for power washing garages
 - New roofs will hopefully not be needed for 5 years or longer.
- Open discussion/Q&A

- Questions from owner regarding best way to communicate questions, concerns, and maintenance items with the board (website/email), electric cars, parking lot repair
 - Heidi Farber addressed communication issues-will be working on getting a new, functional website and email address for the association.
 - Jack Kaczmarek and Rick Goldberg addressed questions about parking lot and electric cars.
 - It is known a new parking lot is needed and is on the radar for the 5 year plan.
 - If an owner has an electric car, it would be their responsibility to cover costs of a charging station if they choose to do so and would have to be in their designated parking spot.
- Questions from two owners about window leak repair and replacing windows/patio doors.
 - Window leak repair is covered by association
 - Elective replacement of windows and/or doors is the owner's responsibility and needs to match the building.
- Concern from owners about personal property in garage/parking spots; what is allowed?

- Rick Goldberg and Jack Kaczmarek will be addressing issues with tenants/owners.

End Meeting