

Penn Towers Homes Association
October 26, 2021
Annual Meeting Minutes
Zoom Meeting

Call to order at 6:02 p.m. by Jeff Harms.

Board Members present: Jeffrey Harms, Jeanette Shea, Jillian McKinney, Michael Gualtieri and Nancy Miller

Board Members absent: None

CPMG: Mark Dougal, Association Manager

Certification:

- Quorum of the members was established. Proof of mailing presented by CPMG.

2020 Minutes:

- Motion to approve the minutes from 2020 as written was made, seconded and passed unanimously.

State of the Association Report:

- Jeff gave a report about Board activities in 2021. These included adding 2 new members to the Board, a new bbq grill in the court yard, new entry system to the building, 3 new tankless water heaters, new elevator opener and rollers, etc. Jeff also thanked Jeannette Shea for her years of service on the Board as she is resigning tonight. He also thanked CPMG for their work at the property.

Financial Report/Budget Presentation:

- The financial report was given by Jeff. The 2022 budget was presented with no dues increase.

Board Member Elections:

- Mark Dougal announced that there are 2 open Board positions open tonight.
- Jillian McKinney and Nancy Miller stated that they would stand for re-election.
- There were no nominations from the floor.
- **Motion** to close nominations was duly made, seconded and passed unanimously.
- **Election Results:** Jillian McKinney and Nancy Miller were elected to the Board of Directors by acclamation. Their terms will end at the annual meeting in 2024.

Homeowner Forum: Forum included questions and concerns about:

- Homeless/trespassing/Security
- Appreciation to the Board members

Adjournment: Meeting adjourned at 6:38 p.m.

Minutes approved

Board President

Date

10/18/2022