CEDARWOOD TOWNHOME CONDOMINIUMS
MEETING OF THE OWNERS
VIA ZOOM
Wednesday, September 9, 2020

Present: Rob Boyle
                Sami Corn
                Dory Dannettell
                Rob Harper, Toad Property Management

Rob Harper called the meeting to order at 11:08 a.m. and said notice of the meeting had been mailed on August 21, 2020. Rob confirmed there was a quorum.

Rob Boyle made a motion to approve the minutes of the September 5, 2019 meeting. Dory seconded the motion and it was unanimously approved.

Rob Harper explained after the 2019 meeting he had obtained a quote to increase insurance coverage on the building.   After a short discussion Rob Boyle made a motion to increase the insurance budget to $2,400 per year and to increase the coverage on the building. Sami seconded the motion and it was unanimously approved. Rob Harper agreed to reach out to the Insurance Agent and obtain updated quotes for increased insurance coverage on the building up to an annual cost of $2,400.

It was generally agreed there were no large maintenance projects and as exterior painting had been performed in 2019 any funds in excess of expenses would be added to Reserves.

Rob Harper said the 2021 Budget kept dues at the current level and there was $4,500 in the checking account and one owner was delinquent and late fees had been added.   Rob Boyle made a motion to approve the 2021 Budget as presented. Dory seconded the motion and it was unanimously approved.

Rob Boyle made a motion to keep officers the same. Sami seconded the motion and it was unanimously approved.

President	Rob Boyle
Vice President	Elliot Stern
Secretary	Sami Corn
Treasurer	Dory Dannettell

It was generally agreed snow removal during 2019/2020 had been good and a similar service would be provided for the coming Winter season.

Rob Harper agreed to have the dead tree in the yard removed.

Rob Boyle made a motion to adjourn the meeting at 11:24 am. Dory seconded the motion and it was unanimously approved.

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Prepared on behalf of Cedarwood Townhome Condominiums
by Rob Harper of Toad Property Management