

**ELK AVENUE BUILDING CONDOMINIUM ASSOCIATION
ANNUAL OWNER'S MEETING
NOVEMBER 19, 2024
VIA ZOOM**

The meeting was called to order at 3:04 p.m. and a quorum was confirmed.

Present: Molly Eldridge, Units 1, 2, 3, 4a&b and Unit 6
Alex Summerfelt, Toad Property Management

Alex explained notice of the meeting had been displayed on the website and on the owners portal.

Molly made a motion to approve the minutes of the May 15, 2024 meeting.

Prior to the meeting a financial report and 2025 Budget had been circulated. Alex explained the 2024 actual expenses and said there were no delinquent dues at the current time. The 2025 Budget had been adopted at the prior meeting and Molly made a motion to ratify the 2025 Budget as presented.

Alex said determining the scope of work for the maintenance of the log work was still underway and Toad would attempt to obtain several quotes by late January. Work would be scheduled to commence in May, 2025

Molly said The Eldo would have the door to their deck replaced and would submit an invoice for reimbursement. Once The Eldo had put together a cost estimate the information would be shared with David Leinsdorf. Door replacement for other parts of the building would be discussed at a future meeting. Alex agreed to obtain bids for window replacement for some parts of the building and those bids would be reviewed at future meetings.

At 3:20 p.m. Molly made a motion to adjourn the meeting.

Prepared by Rob Harper
Toad Property Management