

**MINUTES
GATEWAY CONDOMINIUMS
ANNUAL MEETING
THURSDAY, JULY 16, 2020 – 3:30 P.M.
VIA ZOOM**

Present: Roger Rolfe
Eileen Swartz
Jean Woloszko
John Gavras
Steve Figlewski
Greg Cielinski
Bart Williams
Joe DeCompiegne
Neil Gamblin
Mike Smith
Ron Fenstermaker
Michael Steinberg
Jamie Downing
Lee French and Karen Theel
Scott Kelley, Toad Property Management

Proxy: David and Emily Phillips

The meeting was called to order at 3:33 p.m. A quorum was established and Scott confirmed notice of the meeting had been mailed on June 22, 2020.

Bart Williams made a motion to approve the minutes of the July 18, 2019 meeting. John Gavras seconded the motion and it was unanimously approved.

Greg Cielinski, on behalf of the Restore Gateway Working Group, said due to several issues it had been necessary to change the schedule and work was underway on all buildings. Change Orders so far were in the region of \$49,000 due to some issues identified once stucco was removed. The first invoice had been received for approximately \$305,000 and the second draw was expected in the next week or so. Despite the early disruptions in the schedule a September 30, 2020 completion date was still anticipated.

Keith, of ASR, explained red bricks from the slope side of Building 3 were being used to replace broken bricks at other buildings and then Building 3 would have new bricks so there would be a consistent finish. Keith explained every Tuesday ASR, the Contractor, met with the owner's representative Jim Jose, SHM Architects, to discuss progress and in advance of work starting in specific units those owners would receive notification of the work. Keith encouraged owners to contact himself or Hunter for updates on specific units. Keith explained window installation would start on Building 3 in the next few days, weather permitting and emails would be sent to owners once the schedule was known.

John Gavras had circulated a President's Report prior to the meeting.

Scott Kelley said it had been an average snow year and most expenses had finished close to Budget. Internet was over budget due to some Sundial invoices for the prior fiscal year being paid in the next fiscal year.

The Restore Gateway expenses were now being funded from the Construction Loan and some regular operating expenses would be reduced during the construction period, such as landscaping.

Scott Kelley explained special assessment invoices would be sent to owners approximately 30 days prior to completion of the construction work and owners would have the opportunity to pay the special assessment in full or participate in the 4.25% loan from Community Banks. Scott said Community Banks would work with owners wanting to make prepayment of the loan without any penalty.

Bart Williams thanked the Restore Gateway Committee for the tremendous amount of work they had put in to make the project happen. Concern was expressed about water being turned off at the building without owners being notified. Greg Cielinski said the work was to replace a hose bib and the plumber had been asked to notify Toad but Toad said they did not receive that notification.

Scott Kelley explained Jean Woloszko was willing to serve an additional term and Eileen Swartz did not want to continue on the Board for another term. Neil Gamblin and Ron Fenstermaker volunteered to join the Board. With three people volunteering for two vacancies Scott explained the vote would be conducted via email and the result announced in a few days.

Scott Kelley said the next annual meeting would be July 15, 2021.

Neil Gamblin said he would check internet as there might be some disruption during the construction project. Jean Woloszko explained during the construction project conduits would be installed for internet and television wiring. Neil Gamblin said connectors would be installed in the living room and bedrooms of each unit and Neil encouraged owners to contact him to discuss their specific internet and television needs so that information could be passed onto Sundial as some owners had already made upgrades in their units.

Eileen Swartz made a motion to adjourn the meeting at 4:13 pm. Jean Woloszko seconded the motion and was unanimously approved.

Prepared by Rob Harper,
Toad Property Management