

## MINUTES OF MARCH 2, 2020 ANNUAL BOARD OF DIRECTORS MEETING

THE MEETING WAS CALLED TO ORDER AT 10:00 AM.

PRESIDENT, SALLY GLEICHER, ASKED JENNIFER SCHAMMEL TO PLEASE ANSWER QUESTIONS REGARDING THE VOTE ON FUTURE CONCRETE RESTORATION REPAIRS. THERE WAS A BRIEF QUESTION AND ANSWER PERIOD WHICH ENABLED SHAREHOLDERS TO FULLY UNDERSTAND WHAT THEY WERE VOTING FOR. SALLY CALLED FOR A FIVE MINUTE BREAK TO ALLOW SHAREHOLDERS TO ADJUST THEIR VOTE IF THEY WISHED TO DO SO.

AT 10:20, AFTER THE BREAK, SALLY CALLED THE MEETING TO RESUME. A QUORUM WAS ESTABLISHED AND THE VOTES FOR ELECTION OF THE BOARD OF DIRECTORS WERE BEING COUNTED BY TMG EMPLOYEES, SHANNON AND CARLY.

THE VOTE FOR AMENDING THE PROPRIETARY LEASE, THE VOTE ON FUTURE CONCRETE REPAIRS AND THE VOTE ON EXCESS SPECIAL ASSESSMENT FUNDING WERE ALSO BEING COUNTED BY TMG EMPLOYEES, SHANNON AND CARLY.

THE MINUTES OF THE JANUARY 3, 2020 MEETING WERE APPROVED, SECONDED AND PASSED BY THE BOARD. THE MINUTES OF THE MARCH 4, 2019 ANNUAL MEETING WERE APPROVED, SECONDED AND PASSED BY THE BOARD.

### THE PRESIDENT'S REPORT - SALLY GLEICHER

GOOD MORNING AND GLAD TO SEE ALL OF YOU. I HOPE YOU ENJOYED OUR LUNCHEON YESTERDAY. I'D LIKE TO THANK PRISCILLA O'HARA FOR PUTTING EVERYTHING TOGETHER WITHIN A WEEK. SHE CONTINUES TO WORK TIRELESSLY, MAKING ALL OUR TIME AT HT WONDERFUL. IN ADDITION, I'D LIKE TO THANK BOTH SHAREHOLDERS AND RENTERS WHO HELPED HER PUT THIS TOGETHER. WE ARE FORTUNATE TO HAVE PEOPLE WHO WORK TOGETHER FOR A COMMON GOAL, A GOOD TIME FOR ALL.

TODAY WE HOLDING SEVERAL IMPORTANT VOTES THAT WILL HELP US CONTINUE TO MAKE HIGHLAND TOWERS A SAFE AND SOUND BUILDING. WE HAVE RECEIVED THE FOLLOWING INFORMATION - THE BUILDING NEEDS WORK ON THE CATWALKS AND THE BALCONIES. UNFORTUNATELY, WE DO NOT HAVE THE COSTS ASSOCIATED WITH THIS INFORMATION. JENNIFER WILL EXPLAIN WHAT IS NEEDED FROM THE BOARD TO GET THE FIGURES. AT THE SAME TIME PIECES OF THE BUILDING CONTINUE TO REQUIRE REPAIR. WE WILL NEED TO ADDRESS THESE ISSUES ON AN ONGOING BASIS TO PROTECT US ALL. THERE IS A NEED TO HAVE A PLAN TO PROCEED, OTHERWISE WE WILL PLUGGING HOLES RATHER THAN ADDRESSING THE ISSUES BEFORE US. THERE IS ECONOMY OF SCALE, DOING SEVERAL AREAS IS MORE COST EFFECTIVE THAN DOING ONE PROBLEM AT A TIME. WE WILL HAVE THE CHARGE FOR THE SCAFFOLD AND REPAIR ON 603 SHORTLY AND I WILL LET YOU KNOW THAT COST. I HOPE YOU ALL WILL GIVE THE BOARD THE ABILITY TO MOVE FORWARD AND FIX WHAT NEEDS TO BE DONE TO REPAIR HIGHLAND TOWERS AND DEVELOP A PLAN TO MAINTAIN THE BUILDING.

WE WERE SORRY TO HEAR OF THE PASSING OF CAROLYN O'BRIEN, A SHAREHOLDER,



BOARD MEMBER AND FORMER PRESIDENT OF THE BOARD. I MET CAROLYN THE DAY JEFF AND I FLEW DOWN FOR OUR MEETING WITH THE BOARD BEFORE WE WENT TO CLOSING ON 304. SHE RAN THE MEETING IN A BUSINESS LIKE FASHION, GIVING EVERYONE THERE AN OPPORTUNITY TO ASK QUESTIONS AND GET ANSWERS. I REMEMBER WALKING AWAY FROM THAT DAY THINKING THERE WAS A WOMAN I WANTED TO GET TO KNOW. OVER THE YEARS I ENJOYED HER WIT, LISTENED TO HER STORIES OF THE BUILDING'S HISTORY AND VALUED HER FRIENDSHIP. SHE LIVED HER LIFE AS SHE WISHED, I RESPECT THAT.

AT THIS TIME, I ALSO ASK ALL TO CONTINUE TO OFFER PRAYERS AND GOOD WISHES FOR PAM AND MIKE'S DAUGHTER, KATHLEEN AND BILL AND PEARL'S DAUGHTER, JOAN MARIE.

TWO MEMBERS OF OUR PRESENT BOARD HAVE ENDED THEIR TERM OF OFFICE FOR THE PRESENT TIME. LOUIS MAZZA WAS UNABLE TO ATTEND TODAY'S MEETING. HE HAS DONE A GREAT JOB WORKING ON PROJECTS THAT BOTH IMPROVE THE BUILDING PHYSICALLY AND ECONOMICALLY. HE IS THOUGHTFUL AND PROVIDES IDEAS THAT HAVE LED US TO EXAMINE SOME OF OUR PRACTICES AND CHANGED SOME FOR THE BETTER. I THANK HIM AND ASK THE BOARD AND SHAREHOLDERS TO JOIN ME IN THANKING HIM FOR A JOB WELL DONE.

BILL LICATA HAS BEEN BOTH BOARD MEMBER AND PRESIDENT FOR MANY YEARS. HE HAS WORKED TO ENHANCE THE BUILDING IN WAYS BOTH BIG AND SMALL. A DIRECT, TAKE CHARGE GUY, HE IS ALWAYS READY TO JUMP IN AND DO WHAT NEEDS TO BE DONE. I HAVE LOOKED FORWARD TO HIS WEEKLY CALLS TO DISCUSS ANY AND EVERYTHING ABOUT HIGHLAND TOWERS. HE ALWAYS IS THERE WITH INFORMATION OR SUGGESTIONS GIVEN IN A COURTEOUS MANNER. AGAIN, PLEASE JOIN ME IN THANKING BILL FOR ALL HIS EFFORTS AND WORK THESE PAST YEARS AT HIGHLAND TOWERS.

I HOPE THESE MEN WILL CONSIDER RETURNING AT SOME TIME TO FACILITATE THE RUNNING OF THIS BUILDING.

SO YOU WANT TO KNOW WHAT IS GOING ON IN THIS BUILDING? ALOT. THE WORK ON 603 IS COMPLETED. JENNIFER CAN GIVE YOU A BETTER UNDERSTANDING OF THE PROBLEMS AND ISSUES DEVELOPING FROM THIS ONE APARTMENT. WE ARE IMPLEMENTING NEW PROCEDURES TO PROTECT US FROM FUTURE PROBLEMS THROUGH THE ARCHITECTURAL COMMITTEE, HEADED BY JENNIFER SCHAMMEL.

THE NORTH WALL IS COMPLETED, HOWEVER WE ARE AWAITING THE ENGINEER TO APPROVE THE RAILINGS INSTALLATION. ONCE THAT IS DONE, US STRUCTURES WILL PAINT AND CLEAN UP.

OUR FINANCIALS WILL BE ADDRESSED BY GARY USING THE JANUARY FINANCIALS AND PRESENT FUNDING. WE HAD UNEXPECTED BILLS FOR THE FLOOR IN THE SIXTH FLOOR LOBBY, IN ADDITION TO THE PROBLEM WITH 603. AT THE SAME TIME WE ARE RETURNING MONEY TO THE RESERVES THAT WAS TAKEN IN DECEMBER, 2019.

WE ENGAGED A NEW COMPANY FOR OUR FIRE ALARM SYSTEM, LSM, TO GIVE US BETTER SERVICE AT A BETTER PRICE.

LOUIS WAS INSTRUMENTAL IN TELLING US THE VIRTUES OF GOING TO WIFI INSTEAD



OF COPPER WIRING. AS SOME OF YOU ARE AWARE, THE ALARM WENT OFF LAST WEEK. THE NEW COMPANY CAME AND DALE SHOWED THEM WHAT THE CIRCUIT BOARD LOOKED LIKE BEFORE WE RESET THE SYSTEM AFTER THE FIRE DEPARTMENT GAVE US PERMISSION. YOU SEE THIS IS COMPLICATED. WE NEEDED A NEW DETECTOR ON THE FIRST FLOOR LOBBY. LSM DID THE REPAIR THE NEXT DAY. DALE AND I CHECKED THE OTHER DETECTORS AND FOUND WE HAVE THREE VERY OLD ONES STILL IN SERVICE. WE ASKED LSM FOR A PROPOSAL TO REPLACE THEM BEFORE THEY GO. THE NEW BOARD WILL HAVE THE OPPORTUNITY TO REVIEW THE PROPOSAL AND DECIDE ON REPLACING THE OLD DETECTORS NOW RATHER THAN WAIT FOR THEM TO GO AND DISTURB US NEEDLESSLY.

THE BEACH CHAIR AREA, ON THE WAY TO THE OCEAN, HAS DETERIORATED MORE THAN EXPECTED AND REQUIRES REPAIR NOW. WE HAVE TWO BIDS AND WILL MAKE A DECISION AFTER WE CAREFULLY COMPARE THE BIDS AND CHECK THAT THEY ARE USING A COMPOSITE RATHER THAN WOOD TO REDO THE WALK.

DEAN WILL REPORT FOR THE TELECOMMUNICATIONS COMMITTEE. DEAN IS PROVIDING THE LINK THAT SHANNON SENT ALL SHAREHOLDERS TO CALL INTO OUR MEETING TODAY. DEAN ALSO IS PROVIDING US WITH A SUMMARY OF WAYS TO IMPROVE SERVICES THAT HE WILL EXPLAIN.

HE WILL ALSO EXPLAIN HIS PROGRESS LEARNING ABOUT OTHER WAYS TO GET FIBER OPTICS INTO OUR BUILDING.

SHANNON HAS BEEN ABLE TO GET AT&T TO RESCIND THE 3% INCREASE FOR 6 MONTHS. SHE IS ALSO GETTING OUR AT&T REPRESENTATIVE TO MEET TO ADDRESS OUR ISSUES.

THE SIDE DOOR IN THE LOBBY WILL BE REPLACED IN MARCH.

WE ARE SORRY FOR ANY INCONVENIENCE TOMORROW, BUT WE HAVE TO ALLOW FP&L AND OUR ELECTRICIAN TO FIX AND CERTIFY THE G-2 5TH TERMINAL. YOUR ELECTRICITY WILL BE OFF FOR SEVERAL HOURS. PLEASE CONSIDER THE POSTING IN THE ELEVATORS ABOUT SHUTTING YOUR CIRCUIT BREAKERS WHILE THE WORK IS GOING ON.

WE HAVE A COMPANY TO DO THE JOB OF REPLACING SOME OF THE SOUTH TOWER RAILINGS ON FLOORS 2-GROUND LEVEL. WE ARE WAITING FOR THEM TO DO THE JOB, FLORIDA FAST IN ACTION.

WALT'S WINDOWS DID A GREAT JOB FIXING THE WINDOWS OF EACH LOBBY DOOR ON EACH FLOOR. PLEASE KEEP THE WINDOWS OPEN AND THE DOORS SHUT. THIS WILL PROTECT OUR BUILDING.

THE LEAK AND RESULTING WATER DAMAGE ON THE WALL OUTSIDE THE LOBBY BATHROOM WAS REPAIRED AND REPAINTED. WE CONTINUE TO MONITOR.

AS WE SAID IN THE LAST BOARD LETTER TO SHAREHOLDERS UNEXPECTED EVENTS COME UP. THE 6TH FLOOR WEST DOOR IS ROTTED. DALE TRIED TO FIX IT BUT COULD NOT. WE WILL BE GETTING A NEW DOOR.

WE ARE ALSO CONSIDERING FIXING THE GARBAGE CHUTES ON EACH FLOOR.. WE HAVE TWO BIDS AND WILL CONSIDER ADDRESSING THE REPAIR AND MAINTENANCE

ISSUES.

WE HAVE SIGNED PAPERS TO INSURE THAT OUR FINANCIAL AUDIT WILL BE COMPLETED IN A TIMELY MANNER.

FINALLY, THE BEST FOR LAST, WE HAVE A NEW CONTRACT WITH OUR WASHING MACHINE AND DRYER COMPANY. JIM KEEFE AND I MET WITH BENNY, OUR REP, AND SHANNON AND HAMMERED OUT A CONTRACT. BENNY TOOK IT TO CORPORATE AND WHEN WE GOT IT BACK, UNFORTUNATELY THE FIRST COPY WAS NOT CORRECT. SHANNON GOT THE REVISED CONTRACT FROM BENNY. JIM KEEFE WILL GIVE THE PARTICULARS ON THE CONTRACT.

I AM TAKING THIS OPPORTUNITY TO THANK THE BOARD FOR THEIR WORK AND SUPPORT THIS PAST YEAR. IN ADDITION, I THANK ALL THE CHAIRS OF THE VARIOUS COMMITTEES FOR THEIR WORK AND SUPPORT THIS PAST YEAR. PLEASE JOIN ME IN GIVING THEM A WELL DESERVED ROUND OF APPLAUSE.

THANK YOU FOR ATTENTION AND SUPPORT.

#### TREASURERS REPORT - GARY EPSTEIN

AS OF THE END OF FEBRUARY THERE WAS

\$28,000 IN CHECKING ACCT.

\$255,00 IN REGULAR RESERVE ACCT. AND \$15,000 TO BE RETURNED OVER THE NEXT THREE MONTHS

\$232,000 IN THE NORTH WALL RESERVES ACCT  
\$15,000 OWED TO RESERVES

FEBRUARY FINANCIALS SHOWED A SLIGHT NEGATIVE IN THE REPAIRS ACCT. DUE TO THE UNEXPECTED REPAIRS ON THE SIXTH FLOOR.

#### HOUSE COMMITTEE REPORT - ANNE DUNN

GOOD MORNING EVERYONE! SPRING IS JUST AROUND THE CORNER, WHICH IS ALWAYS A GOOD FEELING, EVEN HERE IN FLORIDA.

AS FAR AS THE HOUSE COMMITTEE IS CONCERNED, WE HAVE HAD A VERY GOOD SEASON, ASIDE FROM THE WIND!

WE HAVE ATTEMPTED TO PLANT MORE GERANIUMS IN THE POTS AROUND THE POOL AREA. HOPEFULLY THEY WILL SURVIVE BETTER THAN THE GERANIUMS PLANTED IN DECEMBER.

PARKING HAS BEEN RUNNING SMOOTHLY. EVERYONE HAS BEEN MOST COOPERATIVE. THANK YOU VERY MUCH. LETTING ME KNOW WHEN YOU ARE ARRIVING AND LEAVING



IS VERY HELPFUL.

PLEASE REMEMBER TO SIGN IN AT THE STAND NEAR THE ELEVATOR WHEN YOU ARRIVE AND ALSO WHEN YOU ARE DEPARTING AT THE END OF YOUR STAY.

A REMINDER TO PUT YOUR DECK FURNITURE BACK TO WHERE IT WAS WHEN YOU ARE LEAVING IS REQUESTED. IT IS ORDERLY AND MAKES OUR BEAUTIFUL DECK EVEN MORE BEAUTIFUL. PLEASE RESPECT THE POOL NOODLES. THEY ARE NOT TOYS!

THE BEACH SEEMS TO BE RETURNING. PLEASE CONTINUE TO LOCK UP THE BEACH CHAISES WHEN YOU ARE FINISHED FOR THE DAY.

WHEN YOU ENTER OR LEAVE THE BUILDING, PLEASE TAKE AN EXTRA FEW SECONDS TO MAKE SURE THE DOOR YOU JUST EXITED FROM IS CLOSED SECURELY. QUITE OFTEN THE DOOR TO AND FROM THE DECK AND ALSO THE DOOR TO AND FROM THE NORTH SIDE OF THE BUILDING DO NOT ALWAYS TIGHTLY CLOSE. THEY REQUIRE AN EXTRA PULL OR PUSH.

ACCESSIBILITY TO THE STORAGE ROOM HAS IMPROVED. PLEASE CLEAN UP YOUR BINS AND REMOVE ANYTHING OF YOURS FROM THE FLOOR.

PLEASE BE CONSCIOUS OF YOUR NEIGHBORS WITH LOUD TALKING AND MUSIC. IT DOES NOT HAPPEN OFTEN, BUT TRY TO BE AWARE.

ALSO WHEN PARKING, TRY TO BE GENEROUS TO YOUR NEIGHBOR WHEN PULLING INTO YOUR SPACE. SOME SPACES ARE NARROWER THAN OTHERS. IT MAY BE EASIER SOMETIMES TO DROP YOUR PASSENGERS OFF AT THE DOOR AND THEN PARK THE CAR.

I WANT TO THANK EVERYONE FOR BEING SO COOPERATIVE. IT MAKES FOR A HAPPY COMMUNITY AND THAT IS SOMETHING WE ARE BLESSED TO HAVE HERE AT HIGHLAND TOWERS.

IF YOU HAVE ANY CONCERNS OR SUGGESTIONS PLEASE CONTACT ME OR CAROL GAMMAGE.

ADMISSIONS COMMITTEE - BOB TURRENTINE

ADMISSIONS REPORTS 1 RE-RENTAL: UNIT 305 ORIGINALLY RENTED GRIMES TO ARONIN BUT BECAUSE OF MEDICAL ISSUES THEY WERE NOT ABLE TO OCCUPY AND HAS BEEN RENTED TO JIM/BETTY MALLOTT.

THERE ARE 2 PENDING SALES TO REPORT:  
UNIT 705 GARY/TOBY EPSTEIN TO CHRISTINE EKLUND HAS BEEN INTERVIEWED AND APPROVED AND IS SCHEDULED TO CLOSE BEFORE MARCH 7, 2020.

UNIT 202 MIKE/PAM CAMPBELL TO JOHN/MARY LOU CERATTO. THE CERATTO'S ARE REPEATED SUB-TENANTS HAVING RENTED DOTTY LAPNOW'S UNIT 107 FOR THE PAST 5 YEARS.

ADMISSIONS HAS NOT YET INTERVIEWED THE CERATTO'S HAVING JUST RECEIVED THEIR SALES PACKET. IF ALL GOES ACCORDING TO PLAN THE CLOSING WILL BE

SCHEDULED FOR JULY 2020.

THAT CONCLUDES THE ADMISSIONS COMMITTEE REPORT.

#### ARCHITECTURAL COMMITTEE - JENNIFER SCHAMMEL

THERE WERE NO ARCHITECTURAL REVIEW REQUESTS SUBMITTED SINCE THE LAST MEETING IN JANUARY.

WE ARE CURRENTLY WORKING ON A LIST OF APPROVED VENDORS TO WORK IN THE BUILDING. THIS LIST WILL BE AVAILABLE TO OWNERS SO THAT WHEN SCHEDULING REPAIRS OR RENOVATION WORK, THEY WILL HAVE ACCESS TO THE VENDORS WHO HAVE EXPERIENCE WORKING IN THE BUILDING AND HAVE A PROVEN TRACK RECORD WITH QUALITY OF WORK, BUILDING RULES AND THE BUILDING STANDARDS.

ONE BUILDING STANDARD IN PARTICULAR WE NEED TO PAY ATTENTION TO IS MAKING SURE CONTRACTORS USE THE APPROPRIATE STAINLESS STEEL ANCHORS IN CONDITIONS WHERE EXPOSED TO THE ELEMENTS. NOT USING THE APPROPRIATE ANCHORS WHEN INSTALLING WINDOWS, SHUTTERS, ENCLOSURES AND DOORS HAS BEEN A SOURCE OF CORROSION IN THE CONCRETE WE HAVE DISCOVERED RECENTLY.

#### NORTH WALL UPDATE -

THE PROJECT IS COMPLETE WITH THE EXCEPTION OF THE HANDRAIL INSTALLATION ON THE NORTH FACE OF THE STAIR WELL. THE RAILING SUPPLIER HAS BEEN CHALLENGED WITH SOME CODE ISSUES RELATED TO THE EXISTING STAIRS AND MAKING THE HANDRAIL WORK. WE MET ON FRIDAY OF LAST WEEK WITH THE HANDRAIL FABRICATOR AND ARE WORKING ON A SOLUTION.

WE ARE PROJECTING THIS PROJECT TO COME UNDER BUDGET WITH APPROXIMATELY \$120,000 IN SAVINGS.

#### BUILDING CONCRETE RESTORATION -

THE INVESTIGATIVE WORK FOR THE BUILDING CONCRETE RESTORATION PROJECT WAS COMPLETED IN DECEMBER AND WE ARE READY TO MOVE ON TO THE BIDDING PHASE OF THE PROJECT. ALTHOUGH THIS WORK GIVES US A ROUGH IDEA OF THE AMOUNT OF CORROSION WE HAVE IN VARIOUS PARTS OF THE BUILDING, IT IS DIFFICULT TO PUT A TOTAL COST ON WHAT THE ENTIRE SCOPE OF THE PROJECT WILL BE. THE NEXT STEP IS TO HAVE OUR THIRD PARTY ENGINEER, MILLER ENGINEERING, PUT TOGETHER A BID PACKAGE TO GO OUT TO AT LEAST 3 BIDDERS TO PRICE THE WORK, BUT UNTIL THEY START CHIPPING AWAY AT THE BAD AREAS OF CONCRETE, WE WON'T KNOW EXACTLY HOW MUCH NEEDS TO COME OUT AND BE REPAIRED. DURING THE BID, THEY WILL PROVIDE UNIT PRICES FOR THE REPAIR WORK BASED ON QUANTITIES THAT ARE MEASURED AND CONFIRMED IN THE FIELD BY THE ENGINEER.

THE TWO MAIN AREAS IN NEED OF REPAIR ARE THE CATWALKS AND THE BALCONIES. THE BID PACKAGES WILL BE STRUCTURED SUCH THAT THE PRIORITY OF THE



REPAIRS, SCHEDULE AND COST ARE ALL TAKEN INTO CONSIDERATION. BY MOVING FORWARD WITH THESE REPAIRS NOW, WE WILL SPEND FAR LESS MONEY AND BE LESS INCONVENIENCED BY THE WORK, THAN IF WE CONTINUE TO WAIT. THE CORROSION WILL CONTINUE TO WORSEN AND WE WILL END UP MAKING COSTLY EMERGENCY REPAIRS WHEN CONCRETE FAILURES START TO OCCUR. IT IS RECOMMENDED THAT CONCRETE RESTORATION MAINTENANCE BE PERFORMED EVERY 5-7 YEARS ON A BUILDING SUCH AS THIS WITH THE ELEMENTS WE ARE EXPOSED TO, SO THAT REPAIRS AND MAINTENANCE IS KEPT TO MANAGEABLE LEVEL.

#### LEGAL COMMITTEE REPORT - JIM KEEFE

JIM DISCUSSED THE WASHER AND DRYER CONTRACT. WE WILL HAVE CARDS - NO MORE QUARTERS TO DEAL WITH. THE MACHINES WILL BE REPLACED ENABLING THE USE OF THE CARDS. THE AREA OFF THE LOBBY WHERE THE CARTS ARE STORED IS WHERE THE MACHINE TO BUY THE CARDS WILL BE LOCATED.

#### G2 BUSINESS - PEARL LICATA

##### REPORT READ BY ANNE DUNN

MORNING EVERYONE,  
G-2 HAS HAD A MARVELOUS FACELIFT. THE REMODELING IS COMPLETE WITH BEAUTIFUL PLANTATION SHUTTERS INSTALLED. G-2 LOOKS AMAZING!!  
TO DATE WE HAVE HAD 13 BOOKINGS AND HAVE COLLECTED \$8,200. WE STILL HAVE A FEW MORE WEEKS AVAILABLE IF ANYONE IS INTERESTED. PLEASE JUST LET ME KNOW.  
HAVE A WONDERFUL SPRING AND SUMMER. HOPE TO SEE EVERYONE BACK IN THE FALL.

THANK YOU, PEARL LICATA

#### TELECOMMUNICATIONS COMMITTEE - DEAN COSCIA

DEAN DISCUSSED THE PROS AND CONS OF CABLE VERSUS FIBER. SHAREHOLDERS EXPRESSED THEIR FRUSTRATIONS WITH AT&T.

DEAN HAD A HANDOUT WITH INFORMATION ON HOW TO IMPROVE YOUR WIRELESS SIGNAL FOR THOSE ATTENDING THE MEETING.

SALLY SAID, AGAIN, THAT AT&T WILL BE HERE FOR A MEETING WITH SHANNON AND COMMITTEE TO DISCUSS IMPROVEMENTS WITH OUR EXISTING CONTRACT.

THE COMMITTEE FOR TELECOMMUNICATIONS CONSIST OF DEAN COSCIA, LOU MAZZA , GARY EPSTEIN, SALLY AND A NEW MEMBER JOHN GAMMAGE.

#### LETTER FROM BILL LICATA

READ BY ANNE DUNN

I LIKE TO BEGIN BY SAYING THANK YOU TO ALL THE BOARD MEMBERS WHICH I HAVE HAD THE PLEASURE OF SERVING WITH OVER THE PAST MANY YEARS. I WANT TO EXTEND MY THANKS ALSO TO THE SHAREHOLDERS FOR THEIR SUPPORT DURING MY TENURE AS PRESIDENT.

WE HAVE ACCOMPLISHED MANY TASKS OVER THESE PAST YEARS WHICH WERE FOR THE BENEFIT OF OUR PINK LADY AND HER SHAREHOLDERS.

I URGE THE NEW BOARD TO REMAIN VIGILANT ON THE CONCRETE REPAIRS WHICH ARE LONG OVERDUE AND TO RETAIN SALLY AS PRESIDENT AS SHE HAS DONE A MARVELOUS JOB FOR THE SHAREHOLDERS.

LOOKING FORWARD TO SEEING EVERYONE SOON.. THANK YOU AGAIN.

RESPECTFULLY, BILL LICATA

ANNOUNCEMENT OF NEW BOARD MEMBERS -

ANNOUNCED BY SECRETARY, ANNE DUNN

FIVE CANDIDATES WITH THE HIGHEST NUMBER OF VOTES:

JOHN GAMMAGE  
SALLY GLEICHER  
JAMES KEEFE  
JENNIFER SCHAMMEL  
CHRIS VAN HORN

NEW BUSINESS -

VOTE ON AMENDING PROPRIETARY LEASE  
VOTE ON FUTURE CONCRETE RESTORATION REPAIRS  
VOTE ON EXCESS SPECIAL ASSESSMENT FUNDING

SALLY CALLED FOR A FIVE MNUTE BREAK TO AWAIT THE COUNTING OF THE THESE VOTES -

SALLY RESUMED THE MEETING AFTER THE BREAK.

SHANNON ANNOUNCED THAT WE HAD A QUORUM AND ALL THREE ITEMS HAVE PASSED.

SALLY ASKED FOR A MOTION TO ADJOURN THE MEETING. THE MOTION TO ADJOURN WAS MADE AND SECONDED AND APPROVED.

RESPECTFULLY SUBMITTED,

ANNE DUNN



## ORGANIZATIONAL MEETING - MARCH 2, 2020

SALLY CALLED THE MEETING TO ORDER

SALLY CALLED FOR A NOMINATION FOR PRESIDENT OF THE NEW BOARD

KEVIN NOMINATED SALLY GLEICHER FOR PRESIDENT, AND THE NOMINATION WAS  
SECONDED. A VOTE WAS TAKEN.

SALLY GLEICHER WAS ELECTED PRESIDENT.  
JIM KEEFE - VICE PRESIDENT  
ANNE DUNN - SECRETARY  
CHRIS VAN HORN - TREASURER

DIRECTORS -  
JOHN GAMMAGE  
KEVIN O'HARA  
JENNIFER SCHAMMEL

EXECUTIVE BOARD -  
SALLY GLEICHER  
JIM KEEFE  
ANNE DUNN

AUDIT COMMITTEE - BILL TENNANT

## DATES FOR MEETINGS

APRIL 13, 2020  
NOVEMBER 9, 2020  
JANUARY 4, 2021  
MARCH 1, 2021

## COMMITTEES

ADMISSIONS COMMITTEE -  
BOB TURRENTINE - CHAIRPERSON  
SALLY GLEICHER  
PRISCILLA O'HARA

G-2  
PEARL LICATA

ARCHITECTURAL COMMITTEE  
JENNIFER SCHAMMEL - CHAIRPERSON  
JOHN GAMMAGE  
CHRIS VAN HORN

HOUSE COMMITTEE  
ANNE DUNN - CHAIRPERSON  
CAROL GAMMAGE

SOCIAL COMMITTEE  
PATTI VAN HORN

CONCRETE RESTORATION COMMITTEE-  
JENNIFER SCHAMMEL - CHAIRPERSON  
BILL LICATA  
KEVIN O'HARA  
LOUIS MAZZA

LEGAL COMMITTEE  
JIM KEEFE - CHAIRPERSON

A DISCUSSION WAS BROUGHT ABOUT CONCERNING PROCEDURES TO REPLACE A BOARD MEMBER IF A BOARD MEMBER SHOULD RESIGN FOR VARIOUS REASONS, SUCH AS HEALTH ISSUES OR ANY SITUATION THAT MAY OCCUR.  
REFER TO OUR BYLAWS FOR INFORMATION.

WE, THE BOARD, ARE KEPT UP TO DATE ON ALL BUILDING ISSUES THROUGH MONTHLY REPORTS FROM SALLY AND SHANNON.

A MOTION WAS MADE TO ADJOURN THE MEETING, THE MOTION WAS SECONDED AND APPROVED.

RESPECTFULLY SUBMITTED,

ANNE DUNN