



**THE PIERRE CONDOMINIUM ASSOCIATION UNIT OWNERS ANNUAL MEETING MINUTES**

Pursuant to notice duly given, the Unit Owners Annual Meeting of the Pierre Condominium Association was held on May 9, 2000 at 7:30 p.m. in the hospitality room.

Attendance was recorded as follows: 60.693% of the ownership was represented in person and/or by proxy. Directors: Stu Baker, Wayne Lau, Barbara Sherman, Gail Ruden, Gera-Lind Kolarik, Robert Zabors, and Michael Cox; Michael Bratsos, CPA, MBA, Layland, Bratsos and Associates; Bob Levin, Wolin-Levin, Inc.; Recording Secretary, Debra Russo.

**I CALL TO ORDER:**

**Sign in and Quorum Call**

Mr. Baker announced that Property Supervisor Michele Cohen had been called out of town unexpectedly and was unable to attend the meeting. In her absence, Wolin-Levin, Inc. would be represented by Vice President, Robert Levin. Mr. Levin and Michael Bratsos from the accounting firm of Layland Bratsos & Associates would assist owners with the sign-in process and proxy registration.

The Unit Owners Annual Meeting of May 9, 2000 was called to order at 7:40 p.m. by Board President, Stu Baker. A quorum was noted for both unit owner membership and the Board. Mr. Baker welcomed attending owners.

**II ROOF DECK MEMBRANE COLOR SELECTION VOTE:**

Owners were informed that the roof deck membrane would be replaced within the next few weeks. Sample color choices for the water proofing product were on display along with one of the deck chairs and unit owners were asked for their vote on the few the choices available for the pool/roof deck surface. A "show of hands" style vote was taken with the "Sand" product being the owners color of choice.

**III APPROVAL OF THE MINUTES:**

Mr. Lau reported that the Board had been given the opportunity to review the minutes from the Unit Owners Annual Meeting of May 17, 1999 in advance of the meeting, and minutes had been distributed to the owners for their review. Mr. Baker called for comments or corrections. No changes were suggested.

Upon motion duly made by Mr. Waterston to approve the minutes of May 17, 1999 as presented, seconded by Mr. Schmaltz, and unanimously carried, the following resolution was approved:

**RESOLVED** – That The Pierre Condominium Association, hereby, approve the minutes of The Unit Owners Annual Meeting of May 17, 1999, as presented.

**IV APPOINTMENT OF ELECTION JUDGES:**

Mr. Baker called for volunteers to serve as election judges to assist with the election process. Three unit owners, Marilyn Chauncey, Vickie Lau and Penny Stack volunteered to serve as election judges.

**V ELECTION OF DIRECTORS:**

Mr. Baker proceeded to ask if there were any additional nominations from the floor. Lori Dicker nominated Denise Antonucci as a candidate, Scott Gelman seconded the nomination. Lisa Doak nominated Mary Gootjes as a candidate, Adam Landsman seconded the nomination. Penny Stack nominated Gera-Lind Kolarik as a candidate, Ed Smith seconded the nomination. Barbara Sherman nominated Samuel Black as a candidate, Barbara Burnes seconded the nomination. There were no more nominations from the floor and the nominations were closed.

Mr. Baker asked if the candidates would give a brief introduction of themselves and briefly describe their interest in serving on the Board. Short background presentations were given by the candidates or a pre-designated individual.

For the election of officers to the Board two unit owners turned in their candidate forms before the deadline and four nominations were accepted from the floor. A total of six candidates ran for the five positions open on the Board. The five positions are to be elected to two year terms to fill regular vacancies.

Following a final call for additional nominees, a motion was duly made and approved to close nominations from the floor. Owners were asked to cast their ballots, collected and tallied under the supervision of the election judges.

**Election Results:**

After the voting was confirmed, the percentage of votes for each candidate was as follows:.

Samuel Black	12.511%
Adam Landsman	10.133%
Gera-Lind Kolarik	10.117%
Denise Antonucci	10.036%
William Waterston	9.562%
Mary Gootjes	8.334%

It was announced that the first five candidates receiving the highest percentage of votes were elected to the Board. They were then asked to be seated at the head conference table.

The past president Stu Baker, gave recognition and thanks to all of the outgoing Board members, Barbara Sherman, Gail Ruden, Michael Cox, and Lorraine Spector for their time and efforts on behalf of the Association, who served during a very difficult period in the Pierre's history, and noted some of the accomplishments during the past year.

**VI OWNERS COMMENTS/QUESTIONS:**

**a) Construction/Damage Claims**

Stu Baker then asked if there were any unit owners questions and comments. Questions and comments focused on the 2120 Construction project. The positive response was that the first party insurance claim is near completion and at the point of being submitted to the carrier.

Mr. Baker provided an update on the Board's efforts to verify estimated costs for repairing the common element damage attributable to the construction project. Mr. Baker said the Association's attorney and Engineer's have been asked to review the figures provided by The Ritter Group. If they're both comfortable with The Ritter Group's assessment of damages, the claim will be submitted to the insurance company.

A unit owner asked for a time frame in which they can begin repairing the damage in their unit. Mr. Baker explained that the architects have advised against completing major repairs until they're confident the vibration from the construction project will not recur. The Association's attorney will be sending a letter to all owners within the next 2-3 weeks outlining their recommendations.

**b) New Resident**

The Board of Directors and attending owners offered their congratulations to fellow-owners Patty and Mike (Rocky) Mosele on the birth of their new baby.

**VII RECESS/ADJOURNMENT:**

Thanks were extended to all owners who volunteered to run for the Board and to serve the Association. Mr. Baker announced that a Board of Directors Meeting will immediately follow the Annual Meeting.

Upon motion duly made by Ms. Kolarik, seconded by Mr. Baker and unanimously carried, the Unit Owners Annual Meeting adjourned at 8:45 p.m.

Immediately following a break, the monthly Board of Directors meeting will be held to elect the officers.

Respectfully Submitted,



Wayne Lau, Secretary  
The Pierre Condominium Association

Debra Russo, Recording Secretary