

CHAPEL HILL WEST CONDOMINIUM TRUST

MANAGEMENT OFFICE

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BOARD OF TRUSTEES ELECTION and ANNUAL MEETING MAY 24, 2022

PRESENT: John McCabe, Tara Ward, Dmitriy Groysman and Pat Murphy representing Chapel Hill West Board of Trustees

Also, in attendance were Linda Ravitz and Randy Poitras of Brigs LLC

ABSENT: Andy Maddocks CHW Trustee and Tim Paoli of Brigs LLC

SUBJECT: Annual Owners Meeting and Elections

The meeting was called to order by Tara Ward at 7:00 PM.

ELECTION: Election results were compiled and announced by John McCabe. We did not have a valid election. The breakdown of this election was as follows:

The overall actual vote equaled 45% of the beneficial interest. There needs to be at least 51% in order to have a valid election. The breakdown was as follows:

John McCabe received:	Votes which equals 43% of beneficial interest
Andy Maddocks received:	Votes which equals 42% of beneficial interest
Dmitriy Groysman received:	Votes which equals 44% of beneficial interest
Pat Murphy received:	Votes which equals 40% of beneficial interest

As the election was not valid, the four Board vacancies remain open. All the board members received the sufficient number of votes to **elect them** to the Board; however, the **total votes received** were less than the required 51% for a valid election.

According to the By-Laws of Chapel Hill West Condominium Trust, the trustees will now give notice of these vacancies and any unit owner who is interested may apply for the positions. The Trustees will then review the applications and the Trustees will make the final appointment. The appointed Trustee(s) will fill out the remainder of the year with the term expiring at the annual meeting in May, 2023. Applications for appointment to these vacancies will be accepted until Friday, June 24, 2022 at the close of business 5 PM.

INTRODUCTIONS: An Owner requested that the Board introduce itself for the benefit of some new owners in attendance. The Board gladly held roll call.

CONDO FEES: John McCabe explained why it was necessary to raise condo fees up to amounts they were several years ago before the reduction in fees. It was pretty clear to all that our current inflation caused this to happen. Another Owner asked if there would be any more fee hikes or assessments. John replied that as long as good financial practices are practiced, we should be ok but are walking a thin line.

NEW ITEMS

COMMUNICATIONS: An Owner asked if we could expand our meeting commutations. Suggested some people would like to Zoom into a meeting rather than attend in person, especially with the COVID situation still running rampant. She said she had spoken to 10 people who would have like to attend but via zoom. At this time, there was no resolve on this issue.

AIR CONDITIONING: Two Owners, others chimed in later, want the date for the A/C turn-on to be May 15th going forward. John explained that we have to follow the law of the Board of Health when it comes to those dates.

LATE CONDO FEES: Several people questioned why they received a late charge on their Condo Fee when they paid on time. It was explained that there were computer issues with the system. They have been corrected.

LIVELY CONVERSATIONS ENSUED WITH MISCELLANEOUS QUESTIONS:

Owner asked if there were any other meetings during the year. The Board answered that not at this time. However, Board stated it will hold as many meetings as needed if warranted.

An Owner wanted to know the different processes on how decisions are made to go ahead with different projects. Owner is fairly new owner at CHW and was just inquiring.

Another Owner wanted to know how to find out more details and costs on any leaks or damages that affect their unit. Randy offered to find out the information and get back to owner.

Another Owner wanted to know what we can do to get rid of odors in the building. Board also reminded all that there is no smoking in all common areas.

The meeting was adjourned at 8:00pm

Respectfully submitted,

Patricia F. Murphy
Secretary

Chapel Hill West
Board of Trustees