

DRUOA ANNUAL MEETING  
December 4, 2022

I. Call to Order – The meeting was called to order by Patty Duda on December 4, 2022, at 3:06pm.

Directors Present: Patty Duda, Jean Tripi, Saul Coronado, and Harford Field

Establishment of Quorum – A quorum was established. 14 Units are represented

II. Approval of Previous Minutes:

Minutes from the January 16, 2022 BOD Meeting were reviewed, Patty Duda motioned to approve minutes, seconded by Jean Tripi and unanimously agreed.

III. Reports:

- A. Treasurer's Report: Jean Tripi reviewed '2022 DRUOA BUDGET TO ACTUAL AS OF 11/30/22' and Reviewed assessments established for 2023. Unit Owners Kristin Russo and Mona requested Board to Review information regarding how dues are calculated by square foot to ensure calculations are based on accurate square footage figures.
- B. Maintenance Report: Patty Duda read a report prepared by Nick Tripi, maintenance committee chair, providing an overview of projects completed in 2022.
- C. Architectural Report: Saul Coronado reviewed outstanding projects and pending requests to be approved. Condo owner Barbara Hall reported a tree was leaning close to exterior of her building and requested it be looked at. Owners at 415 have a pending request to add a 2nd railing on the stairs leading from parking area to unit, indicating that Treena has pre-approved request.

IV. Old Business:

1. Maintenance and Project Report: Patty Duda read list of Deferred Maintenance Projects completed, Routine Maintenance Begun and Scheduled, Misc Maintenance of Buildings/ Projects Performed- list attached.

V. New Business:

- 1. BOD has approved for owners of 436 to proceed with enclosing rear porch
- 2. Outstanding request for additional exterior walkway railing 415
- 3. Outstanding repair of cement footing building 6- approved and paid, needs follow-up
- 4. Outstanding repair of painting of siding right of door 417
- 5. Outstanding repair of porch light electrical 417B
- 6. Outstanding replacement of post lamp at building 7 (settled with Sebastian 12/1/22)
- 7. Outstanding specific assessment for replacement of lamp post at building 9
- 8. Offer Committee Volunteer opportunities: Landscape, Finance, Governance, Maintenance, and Communication
- 9. Discuss need to update rules and regulations as posted on community website
- 10. Complete paint warranty work as needed
- 11. Adopt Code of Conduct for DRUOA Board- to be discussed by new board

VI. Announcement of Vote Results: The new Board members are James Duda, Kimberly Eschenbach, and Harford Field

VII. Meeting Adjourned- Motion was made by Patty Duda and seconded by Jean Tripi to adjourn. The Motion was approved unanimously. The meeting adjourned at approximately 4:19p.m.