ABBOTSFORD CONDOMINIUM OWNERS' ASSOCIATION, INC.
ANNUAL MEETING
OCTOBER 8, 2024

Join Zoom Meeting
https://us02web.zoom.us/j/85733749349?pwd=NFDaBguFIMFksimQ3sfFxbm088fn33.1

Meeting ID: 857 3374 9349
Passcode: 446606
+1 312 626 6799 US (Chicago)

AGENDA

1. CALL TO ORDER/WELCOME (6:00 PM)
    a. Call to order Spence, second Natalie 6:02 pm
2. VERIFICATION OF QUORUM
    a. Received 18 proxies
3. APPROVAL OF 2023 ANNUAL MINUTES
    a. Passed through email
4. FINANCIAL REPORT
5. BUDGET DISCUSSION
    a. Increase in HOA fee to $480 per month, no more special assessment
    b. Capital improvements for next year
        i. Roof – pushed to 2025 as it wasn't urgent for 2024
        ii. Façade Work -
6. ELECTION OF DIRECTOR(S)
    a. Millie was officially elected.
    b. Jason, Spence, Natalie, Millie, one person left
7. SUCH OTHER BUSINESS AS MAY COME BEFORE THE MEMBERS
    a. Some keys are getting too warn for double key system
        i. Option 1 – replace keys and locks fully
        ii. Option 2 – require two keys – one for unit and common doors
    b. Roof and HVAC, Statz for water into Yoga studio, Key replacement
    c. Lawyers are working on adjusting changing the quorum in the condo documents
8. ADJOURNMENT (6:00 PM)
    a. Spence motion adjourns 6:09, Natalie seconds