PROSPECT MANAGEMENT COMPANY

April 10th, 2024

TO: The Terraces of Morningside Hills Condominium Association
RE: Annual Meeting

Notice is hereby given that the Annual Meeting of the Terraces of Morningside Hills Condominium Association shall be held on **Monday, May 15th, 2024, at 5:30 p.m. At Waukesha Public Library, 321 Wisconsin Avenue, Waukesha, WI 53186**. Sign in starts at 5pm.

The following matters will be brought before the Association:

1. A status report of matters affecting the Association.
2. Board of Directors election.
3. Any other business, which may properly come before the Association.

If you have an issue you wish to bring to the Association or Prospect Management at this annual meeting, please contact Prospect Management Company to notify them in advance. Members of the Association will be allowed a limited amount of time to speak in order to assure that all of the business items are addressed.

There are 3 open Board positions this year. Nominations will be taken from the floor as well, but will not be added to the ballots except through write-ins. If you wish to be on the ballot, please contact us no later then 5/10/24 to be added to the ballot.

It is important that a quorum is reached so that business can be conducted. If you are unable to attend the meeting, please complete and return the enclosed proxy to Sentry Management Co. by May 21st, 2024, or have your proxy representative present same upon registration at the meeting.

We look forward to seeing you at the meeting!

Sincerely,

Sentry Management Company, AAMC

Erica Uremovich CMCA
Community Manager

Enclosures:

Agenda, Proxy Statement, 2023 Minutes

PROSPECT MANAGEMENT COMPANY

Terraces of Morningside Hills Condominium Association
Annual Meeting

DATE: Monday, May 15th, 2024
TIME: 5:30 p.m. (sign in starts at 5pm)
PLACE: Waukesha Public Library
321 Wisconsin Avenue
Waukesha, WI 53186

AGENDA

Call to Order

Establishing a quorum

Introductions

Approval of Minutes from the last Annual Meeting

President's Report

Financial Report

Election of Board

Other business as may come before the Board

Adjournment

TERRACE OF MORNINGSIDE HILLS CONDOMINIUM, INC.

ANNUAL MEETING MINUTES

MONDAY, MAY 22, 2023

6:00 PM

BOARD MEMBERS

Jim Orgas
Mary Bartlett
Joe Olkowski
Shirley Bartman
Kyle Konetzke, Prospect Management

ABSENT
Katie Panella

The meeting was called to order by Jim Orgas at 6:00 pm.

The minutes were approved by Laura Hood and second by Ahnna Hanes

Jim explained the following projects:

Siding, cracks to be fill in the driveway and paint the lines and parking spaces, work on balconies.

Jim talked about eleven (11) roofs replace and siding. We need 3 bids for this.

Jim also talked about getting engineer inspector for the roof.

We voted for new member for the board. The following people were elected to the board. Katie Panella, Jo Ellen Larson and Amos Thiele.

We want to thank Jim Orgas and Shirley Bartman for being on the board.

Also, the board would like to thank all the owners for attending the meeting.

The meeting was adjourned at 7:00 pm.

Respectfully Submitted,

Mary Bartlett

PROSPECT MANAGEMENT COMPANY

Terraces of Morningside Hills Condominium Association

Annual Meeting
May 15th, 2024

PROXY

I/we _____, being a member in good standing, nominate, constitute and appoint as my/our agent and proxy the President of Terraces of Morningside Hills Condominiums or _____, to act in my/our name, place and stead, and vote as he/she sees fit on all issues that may arise at the Annual Meeting of the Terraces of Morningside Hills Condominium Association, Waukesha, WI and all adjournments thereof. This general proxy shall expire when the meeting is adjourned, unless sooner revoked by me/us.

Given this _____ day of _____, 2024

_____ _____

Signature Print Name(s)

_____

Unit Number