

**Springtop Condo Association**  
**Annual Meeting**  
**Minutes**  
October 29, 2019

The Springtop Condo Association annual meeting was called to order at 7:08pm at the C Building laundry room basement. The following Board members were in attendance: Rhonda McCain, Pete Cassese, David Young, Ed Madan, and Dimitrios Angelis, acting as the secretary, taking minutes.

Residents in attendance were Roxanne (B-10), Sophia (D-17), Pat (B-4), John (D-11), and Olena (D-18). Kesha announced that we had a quorum of members, both with the residents in attendance and with the residents represented by proxy and that the meeting and the election could properly proceed.

Ed Madan, the current president, welcomed the residents and asked for any open business. Ed further made an announcement about the boiler process, and the financing for the new boiler. There were questions from the residents and Ed responded with answers and a longer discussion ensued between the Board and the residents.

Next, the board took questions to discuss repairs to the sidewalk, the trees on Morris avenue, and tree pruning.

Next the Board considered the minutes from the previous meeting and

RESOLVED, to approve the minutes from April 24, 2019 unanimously.

Next Kesha announced the results of the election, for the two open seats, and the results were as follows:

Pete 27 votes, Sophia 21 votes, Ed 18 votes, and Roxanne 9 votes. The Board members serving a new two-year term are: Pete and Sophia.

Next, the new Board closed the public meeting at 7:42pm.

The new Board convened a Board meeting of the new Board, where the following Board members were in attendance: Sophia Boudinova, Pete Cassese, David Young, and Dimitrios Angelis, acting as the secretary, taking minutes.

The first order of business for the new Board was to decide the new president of the Board of Directors. Pete and David decided to run for the position of president and each one spoke to present their ideas and plans if they were elected.

The Board decided to make David the new president. The Board next decided to make Pete the vice president, Rhonda will be the treasurer, Dimitrios is the secretary.

Sophia's email is: [spboudinova@gmail.com](mailto:spboudinova@gmail.com); and her mobile number is: 321-947-9720.

Next the Board discussed the pending DCA Inspection. A discussion ensued regarding our fire inspections and other fire inspections.

The Board discussed the pruning of the four Ash trees by the A building and the one by the doctor's office. The Board next discussed various other association business matters. The boiler operator's last day will be Friday, May 31, 2019. The Board also discussed drainage issues. Kesha presented the taxes for the association and the president signed them on behalf of the association.

The Board set the next Board meeting for July 19, 2019 at 7:00pm at Corner Property Management's office on Cleveland Street in Springfield, NJ. Mutual of Omaha will be our guest to discuss the boiler financing.

The Board then adjourned the meeting at 8:53pm.