



Belmont Village Maintenance Association
PO Box 2323
Liverpool, New York 13089
www.Belmont-Village.com - general@belmont-village.com

Belmont Village Maintenance Association
2020 Annual Membership Meeting
Tuesday, October 27, 2020

The meeting was called to order at 6:02pm at the Common Area on Candlelight Lane, in the Belmont Village Community. Motion was made by Robert Foster and seconded by Sandra Pitrelli.

Roll Call of Members: Stephanie Balamonte, Madeline Noreault, by proxy Suzanne Nichols, Kathleen MacCallum, Bobbi Alcock (Board Member), by proxy Imogene Brown, Margaret Cohen, by proxy Angela Blasland, by proxy Sue Eusepi, by proxy Robert Ziegler, by proxy Alaga Ibrahimovic, Lorraine D'Agostino, by proxy Patrick Boylan, Dawn Ciclone (Board Member), Joanne Hahn, Sandra Pitrelli (Board Member), Evan Wojtaszek (Board Member, represents 4 votes, 1 for each property), by proxy Jeanne Greco, Melissa Madigan, Anne Rymowicz, Daniel Gatzendorfer (Board Member, represents 2 votes, 1 for each property), Wayne Leonhardt, by proxy Colin Keating (Robert Foster: Board Member), Tim Hanno (Board Member), Tabitha Ngwashi (Board Member), and Melissa Sposato.

The annual meeting minutes of 2019 were read by Robert Foster. Motion was made to accept the minutes by Bobbi Alcock and seconded by Melissa Madigan. Passed unanimously.

Dawn Ciclone was nominated as meeting inspector by Robert Foster and seconded by Sandra Pitrelli, passed unanimously.

Daniel Gatzendorfer was nominated as Sergeant at Arms by Dawn Ciclone and seconded by Lorriane D'Agostino. Passed unanimously.

Report of Officers: Several properties have had liens placed against them for failure to pay dues. The Board of Directors has collected more than \$10,000 in past dues assisting to pay for the capital improvement projects this year. We have secured a sidewalk contractor with hopes that work will be completed in the near future, We have replaced about half of the coach lights in the community with hopes to continue to replace them as they have reached the end of their life span along with several posts. We have addressed parking in the community and were able to reduce the amount of parking complaints to almost zero. New parking signs have been installed with more to come. We have almost completed the installation of 17 new lamp posts and lights at the rear of Candlelight Ln

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homes to keep our community more secure for residents and property. We have launched a successful website and continue to make improvements. We have created an email based communication with members.

Election of Directors: A motion was made for the nomination of Dawn Ciclone to serve a second term by Robert Foster and seconded by Sandra Pitrelli. Passed unanimously.

Unfinished Business: Daniel Gatzendorfer spoke about the landscape and snow removal contract and the use of pet friendly salt on all public sidewalks. Evan Wojtaszek spoke about the increase in Home Values in our community and that they are selling in one day as evidence that the board's improvements in the community are working and that our dues are in line with the improvements that we are making.

Budget: A motion was made to accept the 2021 Budget by Lorriane D'Agostino, seconded by Tim Hanno. Passed unanimously.

New Business:

A motion was made to allow the 2021 Board of Director the use of Capital Improvement Fund from the Capital Improvement Money Market Account to continue the lightning project/ improvements and sidewalk improvements for one year by Robert Foster and seconded by Melissa Madigan. Discussion was had by Lorriane D'Agostino that each capital project should be voted on by the membership. Melissa Madigan explained that only unbudgeted projects over \$2500.00 need approval, that this motion would allow the Board of Directors the ability to continue the coach light replacement, sidewalk replacement, and parking improvements. 20 members voted in favor and 9 voted (8 by proxy) to decline. Motion carried.

A motion was made by Robert Foster, seconded by Dawn Ciclone to change the Belmont Village Maintenance Association Bi-Laws Article VI - Directors to read: Section: 1. The business and affairs of the Association shall be managed by a maximum board of up to seven (7) directors, with a minimum number of five (5) directors, all of who shall be residents of Belmont Village, with an additional member who represents the interests of landlords. The landlord representative of the landlords will have voting privileges. Discussion was had by Lorraine D'Agostino about the voting privileges of the landlord representative if they are a creditor of Belmont Village, having interest in the business transactions of the maintenance association. Robert Foster spoke that any member of the board must

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abstain from voting on a matter of personal interest in accordance with the ethical standards of the board of directors. 20 members voted in favor and 9 voted (8 by proxy) to decline. Motion carried.

Lorraine D'Agostino asked if the Board had a treasurer and who it was. Lorraine also asked who else looks at the financial records. Robert Foster answered that it was Dawn Ciclone, and Melissa Madigan answered that the Village Account is used to file all tax forms with the IRS, having access to all accounts and expenses. Lorraine brought up that a homeowner had asked why the 17 new lamp posts and lights were installed before all of the coach lights were installed. Robert Foster answered that the projects were separate and that the coach lights are being replaced in a priority status, as he is the one being shocked by coach lights at the end of their life span. He also explained that with the motions passed at this meeting the rest of the coach lights will be replaced in 2021. He continued to explain that the special meeting held earlier in the year showed the separate line items of the new lights and the replacement of coach lights.

A motion was made at 6:35pm to close the meeting by Melissa Madigan and seconded by Tim Hanno. Passed unanimously.

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