**ELLICOTTVILLE INN ANNUAL MEETING**

**Wednesday, March 29, 2023 at 5:00 pm**

**Zoom Instructions**: Through your browser or by phone, the meeting ID and passcode are the same:

**Meeting ID: 883 6346 2546**

**Passcode: 037284**

**AGENDA**

**Open Meeting, Roll Call for Quorum**

**New Business**

* Krysick & Company (Pandora Young): present financials (current balances, preliminary 2023-2024 budget, planning for capital projects), answer owner questions. *Budget docs forthcoming (hopefully Friday, March 24)*
* Capital Projects for Consideration: shoring up all roofs and enlarging main storm drain from 3d floor roof to basement; masonry repair/upkeep; plumbing overhaul (recurring sewer smell and clogged pipes); repairing elevator to working order, AC pipe portal in anticipation of replacing all ACs
* General Projects: arrange contractor to perform boiler room ceiling repairs; discuss ladder to roof for contractors; lobby door repair; follow up with structural engineering companies regarding front deck capacity, change door codes
* Review Rules and Regulations: what’s working, what’s not, general complaints and reminders
* Parking Lot Signage: update, anticipated timeline for completion
* Review Bd seats: Section 3.04 (Offering plan p. 238, same as By-Laws p. 9) states Bd seats are three year terms, but this hasn’t been well managed. Kathleen Moriarty’s three year term terminates; Jenn Case’s second year is terminating; Mike Elliott’s first year is terminating. Warren Farr is nominated to fill Kathleen’s empty seat

|  |  |  |
| --- | --- | --- |
| 2022-2023 | 2023-2024 | 2024-2025 |
| Jenn Case Yr 2 | Jenn Case Yr 3 | Newbie B Yr 1 |
| Kathleen Moriarty Yr 3 | Newbie A Yr 1 | Newbie A Yr 2 |
| Mike Elliott Yr 1 | Mike Elliott Yr 2 | Mike Elliott Yr 3 |

* Schedule May clean up
* Set quarterly Bd meetings for better organization
* Litigation against Brian Kempisty regarding gutter easement with 12 Washington (ERA building): update
* Reminder: Contractors for Common Areas: All requests for repairs in common areas should go through the Board. Through experience, BJ Quinn and Dana’s HVAC are preferred contractors for common plumbing, and Peterson Roofing is the preferred contractor for the roof. Owners who hire other contractors for these areas may incur the cost of doing so if the repair is ultimately not approved by the Board; similarly, an Owner may be held liable for any damages caused by the unauthorized contractor performing work in these areas.

PROXY BALLOT FOR ELECTION OF BOARD MEMBER

If you are unable to attend the Annual Meeting, Wednessday, March 29, 2022 at 5:00 pm, please confirm your vote for the open board seat on or before Tuesday, March 28.

I, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, owner of Ellicottville Inn Unit \_\_\_\_\_\_\_\_, elect the following owner to serve a three year term as a Board Member of the Ellicottville Inn Condominium Association, effective Friday, March 25, 2022.

Nominated:

Warren Farr, Unit 203/205 \_\_\_\_\_

Write In:

\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Unit \_\_\_\_\_