

**Forester Square @ Auburn Village
Annual Meeting
June 15, 2016**

1. Call to Order

Interim President Eric Cionka called the meeting to order at 7:02pm

2. Roll Call

All board members were present, in which a quorum was constituted

Interim President: Eric Cionka
Vice President: Mark Shaftner
Interim Treasurer: Eric Fornasiero
Secretary: Eric Cionka
Director: Lucia Gordon-Swims (Absent)
Director: Tom Lombardo
Director: Kathy Giffels
AMI: Jim Dafoe

Approval of 2015 Annual Meeting Session Minutes for June 8, 2015.

The minutes could not be approved due to AMI not bringing printed copies of them to the meeting. The 2015 minutes as well as the 2016 minutes will be approved during the 2017 session.

3. Report of Officers:

President:

1. Eric encouraged homeowners to utilize the AMI Website for all community and unit issues until the Forester Square website is up and running. He emphasized that homeowners should contact AMI directly with complaints and repairs regarding the property and buildings.
2. A handout of the PowerPoint presentation and pictures of the new Forester Square website was given to all present.
3. Reviewed the 205/2016 accomplishments
4. Introduced and reviewed the Forster Square tracking document to track all current and proposed future projects.
5. Reviewed several photos of areas of proposed improvement around the community.
6. Informed community that security cameras will be installed throughout the community.
7. Informed community that the board would like to start putting together social community events such as a food truck night, wine and cheese party, card party and so on. A social committee will be formed from members of the board and non- board members in the community.

Vice President:

None

Secretary:

None

Treasurer:

None

Director (Kathy Giffels):

Spoke about the capabilities, design and purpose of the future Forester Square website.

4. Speaker:

Evan Alexander, a representative from our attorney's office Makower, Abbate Guerra spoke to the assembly regarding an update on our FHA approval as well as the land swap.

5. Nominations for Board of Directors

- Each person nominated for a place on the Board spoke briefly to those present, listing reasons why they chose to run and what they can offer to the community.
- Nominations – prior to the meeting were: Eric Cionka, Kathy Giffels and Lucia Gordon.
- Nominations accepted from the floor were: Bob Waltenspiel and Mike Vanhorn.
- After a brief explanation regarding the voting process, Jim Dafoe verified that we have established quorum and are able to go ahead with the vote.

6. Questions & Answers from co-owners:

A number of questions and concerns were received and addressed:

- A Unit owner brought up that one of the pumps in the hot tub is not working. The board is aware of this and will discuss at next board meeting.
- A unit owner asked if the common open field that are currently mowed once a month could be mowed more often. The board will discuss at next board meeting.
- A unit owner informed us that building 4 has not had the trim painted since she has been living there in 2004. The property management company will inspect house and will recommend if painting is required to building to the board.
- A unit owner informed us that her front patio is sinking and that there is damage to the cement in the back of her unit. AMI will inspect the areas and report back to the board.
- A unit owner informed the board that the bottom of the doors are rotting away on building number 3. The property management company will inspect house and will recommend if replacement of doors is required.
- A unit owner asked about VA and Fanny May and Freddie Mac loans. The attorney present Evan Alexander will do some research and report back to AMI on the work required in order to pursue obtaining the certification to allow these loans to take place in the community.
- Several unit owners were informing the board about things wrong with their property. All of these members were told by the board to report these items to AMI.

- A unit owner requested that the age of a person allowed in the clubhouse by themselves is changed from 18 to something lower. The board will discuss this proposed change at their next monthly meeting.

10. Election Results:

Congratulations to:

- Two-year term: Eric Cionka, Kathy Giffels, Lucia Gordon and Mike Vanhorn
- One-year term: Bob Waltenspiel

12. Adjournment

Eric made the motion which was seconded by Mark Shaftner to adjourn the meeting at 8:14pm. The motion was passed by all.