

HARBOUR MANSION CONDOMINIUM ASSOCIATION
MINUTES OF ANNUAL/ELECTION MEETING
Monday JULY 19, 2021

Held Via Zoom

Call to Order

Lisa Williams of Midlantic Property management advised that quorum has been reached. 63.2025% of units in person (Zoom) or via proxy. She introduced Ray Ambrosino, HM President who thanked the entire Community for the extraordinary cooperation during the Covid pandemic over at least the past 18 months.

Ray called meeting to order at 7:10PM.

Proof Of Notice

Lisa Williams of Midlantic Property Management submitted that Proof of Notice of Meeting was mailed to all unit owners of record in accordance with current Rules and Regulations.

Approval of Minutes

Approval of corrected August 17, 2020 Minutes HM Annual Meeting; Ray Ambrosino moved to accept; Mike Greco second. Passed

Appointment of Inspectors of Election

The positions held by Steve Issman and Mike Greco were open. There were a total of 5 candidates. Bill Mathias & Joe Principe were appointed as inspector of elections and will be counting the ballots. Elysa Bergenfeld, Harbour Mansions attorney was present and oversaw the election. In accordance with NJ law, the ballot counting process was live with Dan Stinger on hand for any technical difficulties.

Officers Reports

Lisa Williams, Property Manager gave the Management Report covering the 1st and 2nd Floor Club Rooms, laundry rooms, additional cameras for security, south property fence line situation, general maintenance, and coming Building Link online systems.

Ray Ambrosino gave Presidents Report including: bicycles, pool area renovations to start in September, financials, recent sales and rentals, researching building exterior overcladding.

Unfinished Business

New Business

Lisa introduced HM Engineer, Anthony Volpe who updated audience on building recent repairs and general structure condition vis-a-vis recent FL building collapse. Then Kevin McCarthy, HM Insurance Agent presented on current insurance status regarding same FL incident. He advised unit owners to double check their own homeowners policies for replacement costs both through collapse or necessary demolitions.

The Floor was opened up to the homeowners. Ray Ambrosino and Lisa Williams replied to questions from unit owners that were submitted in advance and live via zoom.

Election of Members of the Board of Trustees

Election Results

Steve Issman: 39.7048%

Mike Greco: 32.884%

Helene Messer- 21.7743%

Azmy Malek- 13.3416%

Howard Egenberg- 9.594%

Steve Issman and Mike Greco were re elected to the Harbour Mansion Board of Trustees.

Adjournment

Ray Ambrosino moved to adjourn, Lois Gerber Second: Meeting adjourned at 8:36 PM.

Respectfully submitted,

Lois Gerber

Sec'y

Approved _____

Date _____