

**CLARKSBURG CONDOMINIUM II
BOARD OF DIRECTORS MEETING
MAY 26, 2021
MINUTES**

Board Members in Attendance:
Robert Borkowski

Shireen Ambush, Abaris Realty
Glen Charles, Abaris Realty

The meeting was called to order at 7:26 pm by Robert Borkowski.

BOARD MEMBER RESIGNATION & APPOINTMENT:

The Board acknowledged and accepted the resignations from Marco Gravina and Kalen Roundy as they have both sold their units and moved out of the Condo. The Board voted unanimously to appoint Mohammad Jehanzeb and Tom Liu to the Board of Directors to fill the vacant positions. The Board agreed unanimously on the following officer positions:

President – Robert Borkowski

Vice President – Mohammad Jehanzeb

Treasurer – Tom Liu

BOARD MEETING MINUTES:

The Board reviewed and unanimously voted to approve the minutes of the February 24, 2021 Board meeting as written.

MANAGEMENT REPORT:

The Board reviewed the renewal engagement proposal from Goldklang Group. The Board questioned whether or not an annual audit is required to be performed. Glen Charles reviewed the Bylaws and found the requirement for an independent audit to be conducted every fiscal year on page 15. The Board voted unanimously to accept the proposal from Goldklang Group.

The Board reviewed the 2020 draft audit report and voted to accept it subject to final review by the two new Board members within the next 2 weeks.

The Board voted unanimously to accept the \$150,000 commercial loan offer from Capital Bank. Abaris has submitted the documentation required by the bank for loan approval. The Board agreed that Robert Borkowski will be the Board member that will sign the final loan documents and promissory note on behalf of the Board.

The Board requested that Abaris contact Palmer Brothers to get a further breakdown and itemization on their proposal for replacement of the balcony closet doors and once that information is received, the Board requested Abaris to obtain 2 more competitive bids.

A general discussion was held with the Board members and Shireen Ambush regarding the roof replacement and balcony closet projects and the Board's desire to move forward ASAP with the EV charging station installation. Shireen Ambush expressed her opinion that the Board should hold off on the EV charging station installation until after the roof replacement and balcony door projects are fully completed due to hidden costs we expect to encounter on the balcony door project. At the end of the discussion the Board agreed to have a meeting with Shireen and the engineer overseeing the balcony door project before making a final decision.

HOMEOWNER COMMENTS:

The owner of unit 12824 #306 raised concerns about violation letters they received for parking their vehicle over the stall line, taking up more than one parking space. The owner advised that they are handicapped and need a wider parking space that is handicap van accessible. Shireen Ambush asked them to put their specific request in writing to include the location of the space and specific width requirements they need for their vehicle along with a copy of their handicap permit and the Board will review the request in accordance with Fair Housing laws.

There being no further business, the Board meeting was adjourned at 8:46 pm.

The next Board meeting will be held on Wednesday, August 25, 2021.