

2021 Annual Meeting Minutes (Draft) pending approval

Forest Park Condominium Association meeting January 5th 2021 was called to order at 6:10 p.m. by Chris Stancil of America Tech, all board members were present with the exception of Martin who was in attendance via Zoom.

Board of Directors meeting:

October 19th 2020 meeting minutes motion to approve was made by Don, the motion was seconded by Jerry.

Sheri made a motion to adjourn at 6:11 seconded by Jerry.

The Annual Homeowners Meeting was called to order at 6:13 pm.

First notice of the meeting was sent to all homeowners on November 13th, second notice was sent out to all homeowners on December 14, 2020.

The attendance did not meet a quorum for an annual meeting, there were 18 homeowners in attendance in person and Via Zoom.

A motion to waive reading the 2020 annual meeting minutes was made by Asha and seconded by Don.

The manager announced that we received 5 intent letters to run for the 2021 Board of Directors. With only 5 positions available, the Board was announced by proclamation. The seating of the current Board of Director members will remain the same in 2021.

Jerry presented the end-of-year 2020 treasurer's report for Forest Park condo association and for Forest Park 1. Copies of this report are available to all homeowners.

Asha opened the meeting up to any homeowner that wanted to speak.

Unit number 908 said that a light fixture was not replaced the same as original, the aesthetic look could be better.

It was reported the recycle bins will stay until March 1st at which time our contract expires with the vendor.

Sheri made a motion to adjourn the meeting at 6:35 p.m. Martin seconded the motion.

Our next board meeting will be held April 6th 2021 at 6 p.m.

Post meeting minutes with only board members in attendance:

Chris will discuss the basketball hoop with the homeowner in Forest Park 2 as this could be a liability issue on common ground of Forest Park Community.

Chris will have Jim clean up the northeast corner of Forest Park Community

It was reported that Forest Park 1 is still over our rental unit capacity by approximately five.

There are no documented dogs in Forest Park 1 on file with Ameritech however there are numerous dogs observed living in Forest Park 1. We need to have a copy of the dog owners license for the dog each year, a vaccination record each year, and documentation supporting the emotional support animal eligibility along with a photo of the dog. Unit owners with cats also need to go on record with Ameritech. Chris will work with the attorney to put a letter together for all homeowners requesting registration of their dogs and cats.

Forest Park one would like to harmonize rules with Forest Park 2, Chris will discuss this with Barry the president of Forest Park 2 Homeowner Association.

There was some discussion on speeding within our community and also with dumping of trash that's been observed.

Due to the cooler temperatures and the cost to heat the pool it was decided to turn the pool temperature down to 78 degrees until February 6th at which time the subject will be revisited again by the board members. This decision was made based on very high electric bills during cooler weather and lack of home owners using the pool.