

Wildwood Condominium Unit Owner's Annual Meeting
August 3, 2016 7:00 pm
Manassas Police Station, 9518 Fairview Ave. Manassas

Board Members Present: Bob West, Josh Bleeker, Mario Portales, Bob Hill

Management Present: Terri Jenkins, Silvia Arauz

Owners present: Zhivko Zhecheva 9012 B, Yenis Gomez 9006 D, Neil O'Brien 9017 D, William Hilton 9019 D, June Larkin 9021 D, Sharon Concha 9025 D

Proxies for: Barbara Williamson 9005 C, Liliya Petkova 9005, Sally Rojas 9009 C, Mohammad Alkarmi 9013 A, 9014 B, 9005 D, 9018 A, Peggy Pierrakos (AVG and Zarkadoulas) 9005 B, 9014 A, 9014 C, 9004 B, Tamela Leeper 9015 C

Call to order at 7:10.

Proof of Notice and Proof of Quorum

Welcome and Introductions

Minutes:

Ms. Concha moved and Mr. Hill seconded the approval of the 2015 Annual meeting minutes, all approved.

Financials were reviewed by management.

Year In Review:

2 roofs replaced since last annual meeting, 6 sewer lines replaced, drainage issues repaired.

Goals:

The Board continues to replace roofs, and is looking into replacing patio fences, perimeter fence, painting of shutters and front doors, stripping and numbering of parking lot and possibly crack fill and sealing of parking lot.

Elections:

Nominations for the Board were open to the floor after management announced 2 positions were open and previous board members, Bob Hill and Mario Portales were interested in running again. June Larkin volunteered to run also. Written ballots were distributed and collected by management. Ms. Arauz counted the ballots.

Open Forum:

Question about attic fans and are there ones in every unit? Do the bathroom vents go to the attics?

Ms. Concha stated she has been cutting limbs along the perimeter, management asked her not to because the association has to pay to have them removed, Board is getting price to have tree work done. Question about fireplace cleaning, management stated that each owner with a fireplace is responsible for having them cleaned as not every unit has a fireplace. Possible newsletter item.

Mr. Hilton said he has window screens but needed advise or help in getting them installed. Also stated disagreed with new towing hours. Ms. Larkin also stated unhappiness with new towing hours and had a petition that she said was signed by 67 people. Mr. Hilton also stated drainage issues at his property 9019 D.

Results from elections were: Mario Portales and Bob Hill were elected to serve another term as directors.

Mr. Hilton moved to suspend towing until issue is decided at next board meeting, Ms. Concha seconded and all carried.

Mr. Bleeker moved for adjournment and Mr. Hilton seconded at 8:07, all approved.