

**FORTIETH ANNUAL MEETING OF THE MEMBERSHIP OF THE COUNCIL OF
UNIT OWNERS – CONDOMINIUM OF ROSSMOOR MUTUAL 19B**

ANNUAL MEETING

WEDNESDAY, MAY 1, 2019

2:00 P.M. – CRYSTAL BALLROOM ROOM

AGENDA

- 1. Call to Order**
- 2. Adoption of Agenda**
- 3. Introduction of Directors & Leisure World Management**
- 4. Waiver of Proof of Notice of April 1, 2019**
- 5. Waiver of Reading and Approval of Annual Meeting Minutes of May 2, 2018**
- 6. Appointment of Inspectors**
- 7. Introduction of Candidates**
- 8. Announcement of Quorum**
- 9. Nominations from the Floor**
- 10. General Manager's Report**
- 11. Reports**
 - a. President – John Dunn**
 - b. Treasurer – John Gervais**
- 12. Balloting – Tally of Votes**
- 13. Questions/Comments**
- 14. Adjournment**
- 15. Announcement of Organizational Meeting**

MINUTES OF THE THIRTY-NINTH ANNUAL MEETING
OF THE COUNCIL OF UNIT OWNERS OF
MUTUAL 19B -- CONDOMINIUM OF ROSSMOOR, INC.

Wednesday, May 2, 2018 – 2:00 p.m.

The Membership of the Council of Unit owners of Mutual 19-B -- Condominium of Rossmoor, Inc., a Maryland Corporation held its Thirty-Ninth Annual Meeting in the Chesapeake Room of Clubhouse I, 3700 Rossmoor Boulevard, Silver Spring, Maryland on Wednesday, May 2, 2018 at 2:00 p.m.

1. **Call to Order** – Mr. Gervais called the meeting to order at 2:00 p.m.
2. **Adoption of Agenda** - The agenda was adopted as presented.
3. **Introduction of Directors & Management** - Mr. Gervais introduced the following persons seated at the head table: John Gervais, President; Richard Lederman, Vice President; Jack Dunn, Treasurer; Rita Mastrococco; Secretary and Directors; Regina Goldsborough & Sigrid Nadeau. For Management, Thomas Snyder, General Manager, and Roberta Carter, Mutual Assistant
4. **Waiver of the Proof & Reading the Notice of Annual Meeting**- Upon motion duly made and seconded the Council of Unit Owners;

RESOLVED, that the Membership of the Council of Unit Owners of Mutual 19-B, Condominium of Rossmoor, Inc. waives the reading of the proof of notice of the Annual Meeting mailed to all unit owners on April 2, 2018.

Resolution #96, 5/2/2018

5. **Waiver of the Reading of 2017 Annual Meeting Minutes**- Upon motion duly made and seconded the Council of Unit Owners;

RESOLVED, that the Membership of the Council of Unit Owners of Mutual 19-B, Condominium of Rossmoor, Inc. waives the reading of the May 25, 2017 Annual Meeting Minutes.

Resolution #97, 5/2/2018

6. **Approval of the 2017 Annual Meeting Minutes**- Upon motion duly made and seconded the Council of Unit Owners;

RESOLVED, that the Membership of the Council of Unit Owners of Mutual 19-B, Condominium of Rossmoor, Inc. approves the May 25, 2017 Annual Meeting Minutes.

Resolution #98, 5/2/2018

7. **Introduction of Inspectors of Election** - Mr. Gervais introduced the Inspectors of Election: Jennifer Quinteros, Monica Tejada, Joycelyn Ruiz, & Ernesto Castillo. The Board showed their appreciation for their help.
8. **Introduction of Candidate-** Mr. Gervais introduced Michael Benefiel and Jack Dunn as candidates running for the Board.
9. **Announcement of Tally & Quorum** – Unit owners present in person or by proxy will constitute a quorum.
10. **Nominations from the Floor-** Mr. Gervais asked if there were any nominations from the floor. Hearing none, the nominations were closed. Upon motion duly made and seconded the Council of Unit Owners;

RESOLVED, that the Membership of the Council of Unit Owners of Mutual 19-B, Condominium of Rossmoor, Inc. accepts and approved to close the nominations. Michael Benefiel and Jack Dunn were elected by acclamation.

Resolution #99, 5/2/2018

11. **Balloting-**Voted in person was 6, Proxy 116 and units presented was 122. Giving a quorum of 58.6%.
12. **General Manager's Report** - Mr. Snyder presented the General Managers report, the report was received, noted, and made part of the record.
13. **Officer's Report** –
 - a. **President's Report-** Mr. Gervais stated the board as seek the professional help from an engineering firm to inspect all the mutual properties and the buildings. The firm will be gathering information about the property and storm water management issues and report the findings back to the board. The board approved to have LW PPD department install E-Z Traps on all 210 units condensate lines of the air conditioner to eliminate overflow. The E-Z Trap device will stop water from flowing to units below and turns off the air conditioning system.
 - b. **Treasurer's Report-** Mr. Dunn reported that the mutual is in a healthy financial position. According to the draft audit prepared by Malvin, Riggins & Company, there are no accounting deficiencies and the total unit owner equity is over two million dollars, which includes the Reserves. There was only one unit in arrears.
14. **Questions & Comments from the Membership** -Mr. Gervais answered questions from the Membership.
15. **Adjournment** - There being no further business to come before the membership, the meeting adjourned at 2:54 p.m.

John Gervais, President