

**ANNUAL MEETING – BOARD OF DIRECTORS
OF THE COUNCIL OF UNIT OWNERS OF M19B
CONDOMINIUM OF ROSSMOOR INC.,
VIA HYBRID/MONTGOMERY ROOM CLUBHOUSE 1
(PHONE #: (301) 715-8592; MEETING ID: 894 2589 4443
PASSCODE: 233963 OR VIA URL LINK:
<https://us02web.zoom.us/j/89425894443?pwd=cUoxd2ZjQWErSWxTNTRUQk9y>
WEDNESDAY, MAY 8, 2024 – 2:00 P.M.**

AGENDA

- 1. Call to Order**
- 2. Adoption of Agenda**
- 3. Announcement of Quorum**
- 4. Introduction of Directors & Leisure World Management**
- 5. Waiver of Proof of Notice Annual Meeting of April 1, 2024-(Attached)-1-4**
- 6. Waiver of Reading of Annual Meeting Minutes of May 3, 2023**
- 7. Approval of Annual Meeting Minutes of May 3, 2023-(Attached)-5-8**
- 8. Introduction of Candidates**
- 9. Nominations from the floor**
- 10. Appointment of inspectors of election**
- 11. Close of Balloting**
- 12. Community Report-(Attachment)-9-11**
- 13. Treasurer's Report**
- 14. President's Report**
- 15. Election Results**
- 16. Questions & Answers**
- 17. Adjournment**
- 18. Announcement of Organizational Meeting**

**MINUTES OF THE ANNUAL MEETING-
OF THE COUNCIL OF UNIT OWNERS OF
MUTUAL 19B-CONDOMINIUM OF ROSSMOOR, INC.
WEDNESDAY, MAY 3, 2023**

Res. #135-137

The Annual Meeting of the Council of Unit Owners of Mutual 19B-Condominium of Rossmoor, Inc., Maryland Corporation was held Via Zoom and in the Montgomery Room at Clubhouse 1, Wednesday, May 3, 2023, at 2:00 P.M.

1. Call to Order – Mr. Benefiel called the meeting to order at 2:04 P.M.
2. Introduction of Directors and Leisure World Management – Mr. Benefiel introduced the Mutual 19B Board of Directors: Jack Dunn, John Gervais, Regina Goldsborough, Rita Mastrorocco. (Directors: John Barr and Clayton Lewis were absent). In addition, he introduced Leisure World Management: Robert Brunelle, Property Manager and Danesca Pineda, Mutual Assistant.
3. Announcement of Tally & Quorum – Mr. Benefiel announced the quorum was 56%
4. Approval of Notice of Annual Meeting – Mr. Benefiel announced the Annual Meeting Notice was mailed to all unit owners on April 3, 2023. Upon motion duly made, the Council of Unit Owners of Mutual 19B,

To approve the Annual Meeting Notice mailed to all unit owners on April 4, 2023.

Resolution #135, 5/3/2023

5. Waiver of Reading of Annual Meeting Minutes of May 5, 2022- Upon motion duly made, the Council of Unit Owners of Mutual 19B,

To waive the reading of the May 5, 2022, annual meeting minutes.

Resolution #136, 5/3/2023

6. Approval of Annual Meeting Minutes held on May 5,2022- Upon motion duly made, the Council of Unit Owners of Mutual 19B,

To approve the May 5,2022, Annual Meeting Minutes.

Resolution #137, 5/3/2023

7. Appointment of Inspectors – Mr. Benefiel introduced Shanti Martin, Kenia Ibanez and Stacey Carranza as the Inspector of Electors.

8. General Manager's Report – Mr. Brunelle presented the General Manager's Report at the annual meeting May 3, 2023. All questions and comments were responded to by Mr. Brunelle.
9. Introduction of Candidate – Mr. Benefiel introduced the 2023 candidates, Don Bonn, Rita Mastrorocco and Arsenetta Harthorne.
10. President's Report – Mr. Benefiel presented the President's report as distributed to the membership at the annual meeting, May 3, 2023.
11. Treasurer's Report – Mr. Gervais presented the Treasurer's report at the annual meeting, May 3, 2023.
12. Announcement of Election Results – Mr. Benefiel announced the election results as follows: Don Bonn, Rita Mastrorocco and Arsenetta Harthorne by acclamation.
13. Questions from Membership – All questions and comments were responded to by the Board of Directors.
14. Adjournment - There being no further business to come before the membership, the meeting adjourned at 2:47 p.m.

The Organizational Meeting will follow the Annual Meeting.

Michael Benefiel, President

FORTY-FOURTH ORGANIZATIONAL MEETING
OF THE BOARD OF DIRECTORS OF
THE COUNCIL OF UNIT OWNERS
MUTUAL 19-B – CONDOMINIUM OF ROSSMOOR, INC.

Wednesday May 3, 2023 - 2:51 p.m.

The Forty-Fourth Organizational Meeting of the Board of Directors of the Council of Unit Owners of Mutual 19-B -- Condominium of Rossmoor, Inc., was held via conference call on May 3, 2023, at 2:51 p.m.

Present were Robert Brunelle, Property Manager; Danesca Pineda, Mutual Assistant; Board Members, John Gervais, Rita Mastrorocco, Mike Benefiel, Jack Dunn, Don Bonn, and Arsenetta Henthorn.

Mr. Brunelle called the meeting to order at 2:51 p.m. and announced that the purpose of the meeting was to elect officers of the Corporation and to transact any business which may properly come before the Board. Mr. Brunelle declared all offices vacant.

1. President – Mr. Brunelle asked for nominations for the office of President. Mr. Benefiel was nominated, and the nomination seconded. The Board agreed -

To elect Mr. Mike Benefiel as President of Mutual 19B -- Condominium of Rossmoor, Inc.

Resolution #1, 5/3/2023

2. Vice President - Mr. Brunelle asked for nominations for the office of Vice President, Jack Dunn was nominated, and the nomination seconded. The Board agreed -

To elect Mr. Jack Dunn as Vice President of Mutual 19-B -- Condominium of Rossmoor, Inc.

Resolution #2, 5/3/2023

3. Secretary - Mr. Brunelle asked for nominations for the office of Secretary, Rita Mastrorocco was nominated, and the nomination seconded. The Board agreed -

To elect Ms. Rita Mastrorocco as Secretary of Mutual 19-B – Condominium of Rossmoor, Inc.

Resolution #3, 5/3/2023

4. Treasurer - Mr. Brunelle asked for nominations for the office of Treasurer, John Gervais was nominated, and the nomination seconded. The Board agreed -

To elect Mr. Gervais as Treasurer of Mutual 19-B – Condominium of Rossmoor, Inc.

Resolution #4, 5/3/2023

5. Meeting Date - The Board agreed -

That the monthly meeting of the Board shall be held on the last Wednesday of each month at 1:00 p.m.

Resolution #5, 5/3/2023

6. LWCC Representation - Upon motion duly made, the board agreed,

To elect John Dunn to serve as the LWCC Board Sitting Representative, Mike Benefiel as the 1st Alternate and John Gervais as the 2nd Alternate for Mutual 19-B.

Resolution# 6, 5/3/2023

There being no further business to come before the Board, the meeting adjourned at 2:53 p.m.

Mike Benefiel, President