

**CAROLIN GARDENS  
SHAREHOLDERS ANNUAL MEETING**

**March 7, 2023**

**Board Members:**

President:	Doug Condon
Vice President:	Jean Clancy
Treasurer:	Niall Costello
Secretary:	Chelsea Raffellini
Other Board Members:	Michael Almon, Pat Flynn (absent), Ying Yang, Muiris Dore, Jonathan Moreland

Assistant Secretary: Dennis Butler / Wagner & Kelly Management

Shareholders present: Mary Dalton, David Soukup, Suzette Salvati, Dennis Redmond, Beatrice Moreland, Jens Krummel

**Agenda:**

- 2022 business review
- Accounts Review with Mee Ling Williams from Marin & Montanye LLP our public accountant
- Shareholder question and answer
- Voting/vote tally and Announcing the new board for 2023-2024

A HUGE thank you to Rafael and Maritza Pascual for their many years of service and dedication over the last several decades. Our coop will dearly miss having you as part of our community! We wish you the best and hope you enjoy your well deserved and overdue retirement!

Thank you Dennis and your team for your continued support and hard work on behalf of our coop!

All minutes, by laws, and house rules are posted on our website [www.carolingardens.info](http://www.carolingardens.info)

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**Old and Current Business**

1. The board posted the mask rules in each building and community areas in accordance with the CDC. 4/20
2. Rat problem seem to have slowed down after removing some ground cover and having maintenance by our Pest Control company. – 1/21 – A new pest control company – JMS Pest Control was hired.
3. Unit E-35 was sold. 1/21
4. A slip and fall case that occurring in front of our buildings was settled by our insurance company. 4/21
5. The Gym/community space in “E” building (former Community Room) is open to all Share Holders. Please see rules on website. 5/21
6. The board approved a new hot water heater. 3/7/23

**Repairs & Maintenance**

- Apartment Door Service to ensure Fire Safety and automatic door closing

- E Sewer repair - 1/18/23
- E Sewer backups - 4/22 11/12 12/1
- E Sewer Camera inspection - 5/13 11/21
- Superintendent Retirement - (pending - estimated 2 weeks from now)
- Washing machine services - 4/29 12/1
- Pest Control Added traps
- A building Roof repair - 5/4
- Boiler service and balance paid in full
- Cement repairs behind b & c building
- C building railing repair
- B/C light sensor repairs
- Proprietary Lease Extension (Pending) Awaiting 1 shareholder and Lawyer will complete the amendment
- Painting Hallways
- Functional Gym

**Accounting/Financials:** Our financials were presented by Marin & Montanye LLP.

#### **Shareholder questions and answers:**

1. What is the estimated budget and costs for 2023?

Things can change, however, as of now the estimate is to be up by approximately 9k by end of year. After the purchase of the boiler, we are still working on rebuilding our reserve.

2. Is there a date for when the the super will be leaving.

A: At the moment their end date is flexible as they have extended their leaving.

3. Is there an update on the lease extensions.

A: Yes, we are waiting on one shareholder.

#### **The New Board for 2023-2024**

Muiris Dore  
 Jonathan Moreland  
 Doug Condon  
 Niall Costello  
 Chelsea Raffellini  
 Michael Almon  
 Pat Flynn  
 Ying Yang  
 Jean Clancy  
 MA: Dennis Butler / Wagner & Kelly Management

The meeting ended at 8:43pm