

Broadway Promenade Condominium Association, Inc.
ANNUAL MEETING
APPROVED MINUTES
VIA ZOOM
January 20, 2021

CALL TO ORDER: Bob Pirollo, President called the meeting to order at 5:04 p.m.

APPOINTMENT OF CHAIRMAN: Bob Pirollo will chair the Annual Meeting. .

DETERMINATION OF QUORUM: Over 62 electronic votes were cast, which constitutes legal quorum per Florida statutes.

PROOF OF NOTICE: Notice of the Annual Meeting was mailed to all Unit Owners and posted on property per the requirements of the Association Documents and the Florida State Statutes.

APPROVAL OF MINUTES: Minutes for the Annual Meeting held on January 16, 2020 were approved by Ruth Firth and seconded by Marilyn Chapman without being read. No objection.

Ballots are closed.

Vanessa Smith and Ariana Peralta are counting the ballots via Zoom on camera for transparency and all to see the process of counting.

REPORTS OF OFFICERS:

Presidents Report:

CCNA – Charlie Nagelschmidt will now represent CCNA as a member of their executive committee and will be the Treasurer with Bob Pirollo as a backup.
Bob Pirollo will continue to serve on the Board of DSCA.

Project Updates:

Roof completed by Unicoat- Very smooth project -Photos shared with the owners

Pool and Fountain Project: Awaiting permits

Garage Foundation work being done

AAONS: Deposit was made. There was a delay due to lawyers reviewing and updating contract

Project for 2021: Garage structural repairs-Necessary

Phillips Edison will need to seal the concrete above the garage to protect concrete and alleviate leaking into the garage

Lien on unit: A lien was placed for the maintenance fees. The Board will discuss possible foreclosure at upcoming meetings.

4-story gate/entryway gates-Months ago gates were ordered. Due to Covid, the fabricator is behind schedule by months.

Bob expressed thanks and gratitude for all the staff and their hard work and commitment

REPORTS OF COMMITTEES:

None.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

Open Discussion: Paper voting vs. Becker Ballot- E-voting – Try to get others to e-vote in the future. The response rate for the paper ballots was very low this year. Less than 5 owners opted out of e-voting in this election.

ELECTION RESULTS: 1 Board Member term was up this year, and 2 candidates submitted intent to run. Election Results are as follows: In alphabetical order:

E-VOTING: 82 owners e-voted (Secure Site- Becker Ballot)

Paper Ballots: 18 paper ballots

Marilyn Chapman: 54 votes

Michael Tucci: 46 votes

Marilyn Chapman was elected to the Board of Directors for a three (3) year term.

MOTION TO ADJOURN at 5:29 p.m. Bob Pirollo made a motion to adjourn, Ruth Firth seconded the motion. All in favor.

Respectfully submitted, Jodi Sondergaard, Property Manager