

## **Minutes from May 5, 2015 Annual Meeting**

### **221 Penthouse – 7:30pm start**

#### **Introductions**

Trustees: John Bookston, Peter Massicott and Dan Johnson

Boyd/Smith: Ed Sarno and Bill Smith

Residents: all introduced themselves to the group

#### **Trustee Election**

Peter Massicott (701), John Bookston (901), and Dan Johnston (503) were Re-elected for another year. Barbara Morrison (unit 804) was elected to become the 4<sup>th</sup> trustee. All exceeded 60% of the vote that is required. Unit owners were encouraged to step forward to run for trustee, as a step before any action on term limits could be productive.

#### **Financial Report**

Ed Sarno from Boyd/Smith reviewed the financials. Dan Johnson reported the finances are sound. The budget for our 2015 fiscal year is on track.

#### **Discussion regarding making the building 100% “smoke free”**

The topic of a “no smoking” policy was discussed, even in a person’s unit. Currently there is no smoking allowed in the building’s common areas. There was discussion about the financial impact to the building. The trustees will contact local real estate firms for their expert knowledge. A meeting will be announced for those interested in discussing the wording of a proposed regulation change that will be set forth for a vote.

#### **Discussion about Airbnb.**

There were comments from several residents opposing a regulation change to allow airbnb rentals. The trustees stated that using airbnb at the Carillon was a

violation of the rules and regulations and fines will be levied for a violation of this rule.

**Open Discussion:**

1. The trustees will look into improving the lighting on the roof deck.
2. Bill Smith mentioned the missing roof railing bollard was on order and will be installed within the week.
3. Bill Smith mentioned the replacement light shade that was broken in the lobby was ordered and will be installed within the week.
4. A few residents discussed issues with their windows. The trustees ask that unit window problems be brought to the attention of Boyd/Smith Management and the trustees. The trustees will then call a meeting to review the problem windows and come up with a solution.
5. Drafts of provisions for more structured penalty provisions would be welcomed by the Trustees who will then announce an open meeting to discuss adoption of such provisions.
6. AC Changeover date was discussed. Bill Smith said that based on the long term forecast, the changeover would take place within the week. This news was well received by the group.
7. John Wood, a new resident purchasing a unit, had a building inspection performed. John reported the inspector said the building was rated in the top 10% of building in regards to its condition. There were a few minor items that will be addressed.

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The Trustees thanked all those who came to meet their neighbors and share ideas.

Meeting adjourned at 8:45pm