

ENGLISH COUNTRY MANOR CONDOMINIUM ASSOCIATION
ANNUAL BOARD OF DIRECTORS MEETING
MARCH 12, 2024
MINUTES

Board Members Present: William Atkins, Laura Subock, Aaron Weaver, Larry Jones, John Drexler
Also Present: Debbie Snyder, JC Properties

The meeting was brought to order by William Atkins, President, at 6:15 p.m.

Two board positions were voted on; those potentially vacated by Laura Subock and John Drexler. Statements were made by Laura and John along with Joe Bannona (stating that he had lived in ECM1 for 2 years and wanted to help out any way he could); and Donna DiPasquale, who owns a condo in 601 Churchill Rd. Discussion was had regarding her eligibility to be on Board. It was determined that she actually is and votes were taken from members present, who did not vote by proxy. Upon counting of votes, Laura S and John D were voted to continue another 2 years as board members.

Another item of business for voting was the current increase in rentals in the community. The question is to decide if we are to allow rentals in the community anymore. If we keep the amount of rentals under 50 percent, our resale values will be higher, community will be more stable, owners are more invested in their properties and insurance rates will be less. If vote passes, a unit owner will only be able to rent after renters are less than 20 percent. In addition, owners are able to add relatives to their deeds.

Bill Atkins then led discussion on the dog issue. A survey was sent out in which 60% of responses stated they would like to have weight ban lifted on dogs. John explained that when he moved in there were no, dogs, and after covid, there were lots of dogs. He explained, in his opinion, the owners were the problem. He used to work for Humane Society. The current by-laws state there is a 20-pound limit with a 6-foot leash when walking. The proposed new by-law would have no limit, and require liability insurance, which would bring an increase in price to current policies. This would also require a 6-foot leash and disallow retractable leashes. It will take 60 percent of votes to change by-laws and everyone will vote at the end. In addition, it was discussed that ECM1 community would have to pay any lawsuits over \$300,000, and insurance will not insure aggressive dogs.

There was extensive talking about the subject of dog rules and different opinions. Unit owners started leaving without proper adjournment. Catherine Gilmore made a motion to limit animals to 3, dogs cannot number more than 2. Current dogs would be grandfathered in, if passed. No decision was made at that time.

Motion was then made by Bill Atkins, seconded by Laura Subock, and passed, to continue annual meeting until enough votes were counted to determine the outcome of the vote regarding dog rules.

Larry Jones, Secretary