

Promenade East Condominium Association
dba Promenade Towers
Annual Meeting
September 9, 2015

Directors Present: Gunnel Hansen, Dave Mathieu, Len Ney, John Rastl, Margie Thomsen and Jim Zafirson

Directors Absent: None

1. The meeting was called to order at approximately 7:00 PM in the Promenade Towers Community Room by President Jim Zafirson.
2. Roll call was taken with the following results: There were a total of 51 (out of 80) owners either in person (21) or represented by proxy (30). These 51 represented 65 percent of ownership interest.
3. Proof of Notice. John Rastl presented Proof of Notice.
4. Minutes of the September 10, 2014 Annual Association Meeting were approved as written.
5. Mr. Zafirson gave the president's report. He said that he is happy to report another year with continuing improvements to our common areas. In particular he noted the major changes to our mail room lobby over the last few months. The next big change will be the elevator modernization project. Every year we keep improving our home. He also noted that many of the properties around us on Munjoy Hill are also being renovated or improved. Mr. Zafirson then provided recognition and special thanks to two individuals. He thanked Mr. Rastl for all the time and effort he has put into the mailroom renovation and working the selection for a contractor to do the elevator modernization project. Mr. Zafirson also thanked Margie Thomsen for her 6-years of service on the Board of Directors and as Secretary of the Association most of that time.
6. Mr. Rastl gave the treasurer's report. He reported that year-to-date our Operating Fund looks very close to budget but we have a balance with Central Maine Power of \$14,000. We pay on the "budget" plan so we pay the same each month and our balance is going down but he estimated that by end-of-year we will have a net loss in our Operating Fund of \$6,000-\$10,000 mostly due to the cold temperatures and excess snow removal/plowing last winter. Our Reserve Fund shows a net income to date of \$63,490 and a current balance over \$855,000, up almost \$95,000 from this time last year. Since this time last year, we have completed the renovation of the Bike Room and new bathroom, completed the mail room renovation, and have paid 5% down on the elevator modernization which should start in either December or January. That project will take four months during which we will only have one elevator functioning. The budget for 2016 is in work and while inflation has been very low, many of our expenses have gone up such as a 10% increase in landscape/snow removal.
7. Unfinished business. None.
8. New business:

a. IRS 70-604 Election for 2015. Mr. Rastl explained that this is an annual election by the membership. He made a motion that any excess of membership income over membership expenses, for the tax year ending December 31, 2015, shall be applied against the subsequent tax year member assessments, as provided by IRS Revenue Ruling 70-604. The motion (attached) was seconded and approved by the members.

b. Election of Board of Directors members. Three Board members with expiring terms were David Mathieu, Margie Thomsen and Jim Zafirson. Mr. Mathieu and Mr. Zafirson volunteered to serve a new three-year term. Additional volunteers for the position vacated by Ms. Thomsen and the resignation of Bruce Hopkins were Megan Ladd and Mark Rockwood. Ms. Ladd and Mr. Rockwood each briefly introduced themselves to the members. Having no additional nominations, Mr. Zafirson recommended that since there were only four candidates for the four open positions they should be acclaimed by unanimous vote of the members. The membership unanimously elected the four candidates to the Board of Directors. Current Board members are as follows (listed by term expiration).

	Term Expires
Gunnel Hansen	2016
Megan Ladd, Secretary	2016
Leonard Ney	2017
John Rastl, Treasurer	2017
Dave Mathieu	2018
Mark Rockwood	2018
Jim Zafirson, President	2018

9. There was no additional new business and the meeting was adjourned at approximately 7:15 PM.



John Rastl
Secretary

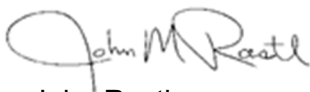
Attachment: Resolution – IRS Ruling 70-604 Election

Directors Meeting
Election of Officers

A brief Directors Meeting was held immediately after the Annual Meeting at 7:30 PM in the Community Room. The following officers were elected for the coming year:

Jim Zafirson, President
John Rastl, Treasurer
Megan Ladd, Secretary

The meeting was adjourned at 7:45 PM.



John Rastl
Secretary

**ELECTION UNDER REVENUE RULING 70-604
EXCESS INCOME APPLIED TO FOLLOWING YEAR ASSESSMENTS**

WHEREAS the Promenade East Condominium Association, Inc. is a Maine corporation duly organized and existing under the laws of the State of Maine; and,

WHEREAS, the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service;


NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the Promenade East Condominium Association, Inc.;

RESOLVED, that any excess of membership income over membership expenses, for the tax year ending December 31, 2015 shall be applied against the subsequent tax year member assessments, as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and made a part of the minutes of the membership meeting of September 9, 2015.

PROMENADE EAST CONDOMINIUM
ASSOCIATION

BY: 
James Zafirson, its President

ATTESTED: 
John Rastl, its Secretary