

Promenade East Condominium Association
dba Promenade Towers
Annual Meeting
September 11, 2013

Directors Present: Gunnel Hansen, Bruce Hopkins, Len Ney, John Rastl, Margie Thomsen and Jim Zafirson

Directors Absent: Dave Mathieu

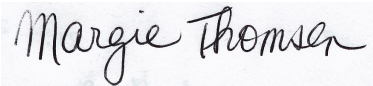
1. The meeting was called to order at approximately 7:00 p.m. in the Promenade Towers Community Room by President Jim Zafirson.
2. Roll call was taken with the following results: There were a total of 65 (out of 80) owners either in person (20) or represented by proxy (45). These 65 represented 82.8 percent of ownership interest.
3. Proof of Notice. Margie Thomsen presented Proof of Notice, the envelope having been cancelled on August 26 in compliance with the By-Laws, which state that notice must be sent to owners at least ten days but no more than 20 days prior to the Annual Meeting.
4. Minutes of the September 12, 2012, Annual Meeting were approved as written.
5. Jim Zafirson gave the president's report. He said that thanks to everyone's hard work, much has been accomplished over the past year. The present challenge is how to best move forward with property management after Pauli Daniels' retirement.
6. John Rastl gave the treasurer's report. He said two owners were more than 60 days overdue at present. The 2014 Budget is in process for a likely adoption vote at the October meeting. It will be mailed to all owners, who are invited to attend the December 5 Directors Meeting at 7:00p.m. in the Community Room. The 2014 Budget will automatically be ratified at that meeting unless rejected by two-thirds of owners.
7. Unfinished business. A mid-month decision to approve a larger opening and door/frame for the trash compactor room for a total of \$5,767.95 was confirmed.
8. New business:
 - a. IRS 70-604 Election for 2012. John 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, 2013, 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. Approval of Amended and Restated Declaration and By-Laws. *A motion was made and seconded to approve the Amended and Restated Declaration and By-Laws as presented.* Discussion followed to clarify increase of the standard fine from ten percent of monthly fee per incident to \$100 per incident, at the Board of

Directors' discretion. *The motion was approved by greater than 67% of ownership interest.*

c. Election of Board of Directors members. Two Board members with expiring terms were Gunnel Hansen and Bruce Hopkins. Ms. Hansen and Mr. Hopkins had volunteered to serve a new three-year term. Having no additional nominations, Len Ney made a motion that since there were only two candidates for two open positions that they should be acclaimed by unanimous vote of the members. *The motion was seconded and the membership unanimously elected the two candidates for three-year terms to the Board of Directors.* Current Board members are as follows (listed by term expiration).

	Term Expires
Gunnel Hansen	2016
Bruce Hopkins	2016
Dave Mathieu	2015
Margie Thomsen, Secretary	2015
Jim Zafirson, President	2015
Leonard Ney	2014
John Rastl, Treasurer	2014

9. There was no additional new business and the meeting was adjourned at 7:25 p.m.



Margie Thomsen
Secretary

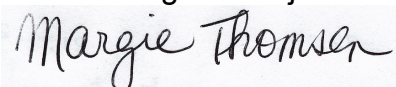
Attachment
Resolution – IRS Ruling 70-604 Election

Directors Meeting Election of Officers

A brief Directors Meeting was held immediately after the Annual Meeting at 7:26 p.m.
The following officers were re-elected:

Jim Zafirson, President
John Rastl, Treasurer
Margie Thomsen, Secretary

The meeting was adjourned at 7:32 p.m.



Margie Thomsen
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.;

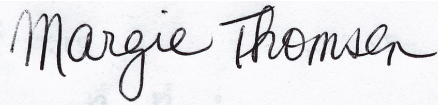
RESOLVED, that any excess of membership income over membership expenses, for the tax year ending December 31, 2013 shall be applied against the subsequent tax year member assessments, as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and made a part of the minutes of the membership meeting of September 11, 2013.

PROMENADE EAST CONDOMINIUM
ASSOCIATION



BY: _____
James Zafirson, its President



ATTESTED: _____
Margie Thomsen, its Secretary