

**PEMBRIDGE C CONDOMINIUM ASSOCIATION, INC.**

**BOARD OF DIRECTORS – ANNUAL MEETING**

Date: December 6, 2022

Time: Approximately 11:00 am

Attendees: Directors: Charles Schwarz, Carl Conn, Chuck Knapp, Ross Nelson and Lois Sherry

Unit Owners and Les Green of Oxford Management

**I. Call Meeting to Order**

The meeting was called to order by the President, Charles Schwarz.

**II. Roll Call**

Roll call was accepted with Directors, Carl Conn, Chuck Knapp, Ross Nelson and Lois Sherry recognized as present

**III. Certify Notice of Meeting and Quorum**

Notice of Meeting and Quorum were accepted.

**IV. Read or waive the Minutes of the last Annual Meeting**

The Directors waived the minutes for the last annual meeting.

**V. New Business**

President Schwarz installed three Directors that submitted Notice of Intent to the secretary. They were Chuck Knapp, Frank Prazenica and Lois Sherry.

President Schwarz thanked his board and the Unit Owners for their support.

Frank Prazenica asked for a motion for President. Lois Sherry made a motion that Frank Prazenica be President from now until April 1, 2023 and Chuck Knapp as President from April 1 until December 2023. Prazenica second the motion. During the questions and comments Chuck Knapp questioned the motion. The motion was repeated and all three directors voted for approval.

Prazenica made a motion that Chuck Knapp be made Vice President and he would assume the Vice President position on April 1, 2023. All three directors voted for approval.

Prazenica asked the Board accept two unit owners as Directors, Evelyn McCosker and Lynn Seffren. Their letters of Intent were read and copy is attached. The motion was accepted unanimously. Motion was made for Seffren to be appointed as Treasurer and McCosker to

be appointed as Secretary. The motion was accepted 5-0. Please note: By proxy (attached) Prazenica cast the vote for McCosker.

**VI. Good and Welfare**

Prazenica thanked previous Directors for their past leadership. Then he commended the current Board for their leadership and exceptional performance with the new roof contract and South State Bank Loan Program. All participants were given the opportunity to speak and say what they wanted from the new Board. Consensus was a concern for harmony, team efforts and Directors working together for the good of the Association.

Prazenica stated that he wanted all of our residents to practice site base management and management by objectives. Several unofficial leaders were identified, Barbara Hock, Land Scape Action Officer; Senior Advisors Gerald Popp, Charles Schwarz, Carl Conn and Ross Nelson. Their goal will be to assist the current Board in making our Association the best it can be.

E-mails were discussed. Emails should not be used by Directors to conduct personal business.

A motion was made to sign the South State Bank Agreement. It had to be signed by December 7, 2022. Knapp questioned and voiced concerns. The Directors agreed to have the document signed so the contract would not be voided. Additionally, Knapp, Prazenica and Les Green were to meet with Terri Russo, Senior Vice President of the Bank. Knapp will address his concerns at the meeting as requested.

**VII. Adjourn Meeting**

Motion was made for Adjournment. All were in favor.