

# CHAPEL HILL WEST CONDOMINIUM TRUST

MANAGEMENT OFFICE

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## **OWNERS ANNUAL MEETING and ELECTION MAY 23, 2024**

**PRESENT:** Andy Maddocks, Elena Tsizer, Tara M. Ward and Pat Murphy representing Chapel Hill West Board of Trustees

Also in attendance were Randy Poitras, Scott Mueller and Mike Valente from Brigs LLC

**ABSENT:** Dmitriy Groysman

**SUBJECT:** Annual Owners Meeting and BOT Elections

The meeting was called to order by Andy Maddocks at 7:00 PM.

### **MEETING AGENDA**

The Meeting Agenda with Financials attached for this meeting was handed out and reviewed.

### **FINANCIAL UPDATE**

Meeting began by asking if any of the Owners present had any questions on the Financials. Andy reviewed and answered questions of those in attendance.

### **INTRODUCTION OF GUEST**

Andy introduced Michael Valente of Brigs LLC

### **ELECTION OF TRUSTEES**

Election results as prepared by the facilitator, Lori Weiner, were announced by Andy Maddocks. We **did not** have a valid election. The breakdown of this election was as follows:

The total overall **actual** votes **totaled 59 votes** out of 168 units in the building. These votes **equaled 37% of the beneficial interest**.

	<b><u>Actual Votes</u></b>	<b><u>% of Beneficial Interest</u></b>
Tara M. Ward	44	27%
Nick Lyryst	13	9%
Elena Tsizer	53	31%

As the election **was not valid**, the two Board positions still remain open. The **total votes received** were less than the required 51% for a valid election.

According to the By-Laws of Chapel Hill West Condominium Trust, the trustees will now give notice of these vacancies and any Unit Owner who is interested may apply for the positions. The Trustees will then review the applications and the Trustees will make the final appointments. The appointed Trustee(s) will be appointed for only one (1) year to fill out the remainder of the 2024-2025 year with the term expiring at the May 2025 Annual Meeting and BOT Election.

### **INTRODUCTIONS**

Andy introduced Michael Valente of Brigs. Michael is Vice President of Condominiums. He described his role as dynamic and diverse. He collaborates extensively strategizing ways to optimize departmental efficiencies, and foster growth. He went on to explain that he interacts closely with various department heads within BRIGS spearheading internal initiatives while also engaging with both prospective and current clients. This involves comprehensive discussions about our services, planning, and actively seeking valuable feedback.

### **DISCUSSIONS AND OPEN ISSUES**

Lively conversations ensued with miscellaneous questions and concerns. The following were items discussed.

1. **Capital Projects** Andy discussed the need to anticipate future capitol projects and start a plan to address them.
2. **Security** A discussion about the new Security Company, MCH ensued. Some owners noticed more visibility of security guards while others disagreed and asked to see them more in each lobby. Randy will work with them. Some were wondering where the QR codes are located as well.
3. **Stickers** Asked Randy to update us on stickers for cars. He had the security guard do an audit of all stickers on various days around 2AM. They found at least 6 cars with no stickers. These people were notified and stickers and warnings were given.
4. **Survey for Amendment to By-Laws** Elena announced that we will be sending out a SURVEY ONLY to all Unit Owners only. This survey contains YES and NO questions regarding Unit Owners thoughts on rental units and limiting them. These survey statements were provided to us by our Attorney. We asked all to return the survey by June 21<sup>st</sup>. They are being collected at the office.

Elena explained that this is only a survey suggested by our Attorney, Charles Perkins since it's a lot of work going forward for an amendment. This would be the first step in trying to get an Amendment to our By-Laws. CHW needs a total of 75% participation to get an amendment to limit rentals. Randy stated that our rental percentage is about 30% at the moment.

This is not a vote. Our Attorney explained if we don't have 75%, we will not be able to move forward with the Amendment. We need most all on board to proceed.

Owners are concerned with the number of rental units in the building. It was stated that there are 30% rentals at this time. Owners are afraid property values will decrease if rental population continues to grow. It was suggested that background checks be done on potential renters as well.

All Renters and Owners before moving in go through an orientation along with the Realtor and sign that they have read all the rules and regulations pertaining to the building. Suggested we have a Committee for Renters. Andy deferred to Mike Valente to see what we can legally do to limit the rentals. Mike stated we are bound by Massachusetts Law and anything we do has to be within its limits. Mike suggested an Owners Committee or Welcome Committee as maybe a better way to get to know the renters.

Concern and questions were raised about the number of people legally occupying some units. This also might be contributing to the number of parking spaces available. This issue will have to be looked into.

5. **Shopping Carts** A Unit Owner complained about no shopping carts being available. All Trustees stated that this is a never-ending problem. Scott Mueller suggested to just get rid of the shopping carts and Owners purchase their own personal one. Some agreed.
6. **Budget Committee**. Still looking for people interested to volunteer and forming of a Budget Committee. Submit name and email to Randy Poitras and/or Andy Maddocks.
7. **Grounds Committee** A round of applause for our Grounds Committee for the design of all the lovely flowers around the property. There will be more next year.
8. **General Comments** Are we getting Solor Panels. Under investigation. Are we power washing the building. Yes. Very soon. Security Cameras. Work in progress. Comfort Animals. Do they have papers. Yes.

The meeting was adjourned at 8:00pm

Respectfully submitted,

*Patricia F. Murphy*  
Secretary Chapel Hill West Board of Trustees