

## RECORD OF PROCEEDINGS

### Minutes of a Special Meeting of the Board of Managers of the Springs Condominium Association Tuesday, March 7, 2023

This special meeting of the Board of Managers of the Springs Condominium Association was held in person on Tuesday, March 7, 2023 at 5:30 p.m.

#### Attendance:

The following Managers were present:

Melanie Hermes, President  
Christine Gazda, Vice President/Secretary  
Barbara Mason  
Amy Mathesius

#### Call to Order and Declaration of a Quorum:

Manager Hermes called the meeting to order at 5:36 p.m. and it was noted that a quorum of the Board was present.

#### Delinquent Account – 1504 Bennett Ave., #2-2:

Manager Hermes updated the Board on 1504 Bennett's delinquency and total of past due amounts. Manager Gazda explained the details of the Gillespie/Johnson's attorney's letter and their latest offer. The Board discussed whether to accept the offer, present a counteroffer, continue with the foreclosure action, or pursue an action in county court instead.

After discussion, Manager Mathesius moved to counter with unpaid assessments only, with \$10,000 down now and the remainder of the settlement to be paid over 24 months. The motion was not seconded.

Manager Gazda moved to counter with unpaid assessments, the total of which will be due now, plus 50% of the Association's attorneys' fees (~ \$2325), to be paid over 36 months (which would be an extra \$65 per month). Upon second by Manager Mason, vote was taken and motion failed, with Managers Mathesius and Hermes abstaining.

Manager Mason then moved to counter with unpaid assessments, the total of which will be due now, plus 50% of the Association's attorneys' fees, to be paid over 24 months (which would be an extra \$97 per month). Upon second by Manager Gazda, vote was taken and motion carried, with Manager Mathesius abstaining.

#### Association's Attorney:

Agenda item added by Manager Hermes. The Board discussed dissatisfaction with current legal representation. Specifically, Manager Hermes stated she feels misled by current attorney and suggests considering hiring another firm to represent the Association in the future. Manager Hermes would like to hire Garfield & Hecht, P.C. to update governing documents. Manager Gazda disclosed the conflict of interest, i.e., that she works for said firm, but explained that she would abstain from voting should a motion be made to hire her firm. Manager Hermes clarified that she was not asking the Board to vote on this issue now but that the next project is amending all governing documents so she will soon ask the Board to consider new legal

representation. Question arose if current law firm was found through Crystal Property Management but no Board member could answer.

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 6:40 p.m.

Approved by SCA Board 05/08/2023



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