

**Annual Condo I Annual Meeting, November 15 2021**  
**6:30 - The Clubhouse**

**Participants:**

Board Members: Sarah Taylor, Gail Mandell, Marjorie Goodman, Deborah Saunders, Maria Escorcio Ymayo

Propriety Manager: Mike Grier

**Board members updates:**

Maria Escorcio Ymayo (Board Secretary) is stepping down as board member. She's done a terrific job and we are all grateful for her contribution

New Board members: Marilyn Fisher and Judi/Brian Devlin - Judi Devlin will take over as new Board Secretary.

Condo I President, Sarah Taylor, acknowledged that Cross Keys Village is evolving with many upgrades including; a new entrance to the Village, new roads, new landscaping and a remodeled gatehouse. Sotheby's Real Estate, Calvert Little School, Yves Delorme are just a few of the new retail/commercial spaces.

**2021 accomplishments for 2021**

- The Retaining wall behind Palmer Green north was the BOD's biggest accomplishment - This project was a challenge with permits from the city extremely difficult to obtain, and the pandemic slowing work down
- Court street signage was improved
- Many trees were removed and many trees were installed
- Increased lighting
- Scoping of pipes
- Many roofs completed
- Several concrete walls repaired and sidewalks fixed

**Projected actions for 2022:**

- **The** remaining roofs (21) will be completed in early Spring
- Dangerous Sidewalks will get repaired & curb cuts installed
- Painting of the houses, including trim work ;
- fencing corrected
- Website updates to be more streamlined and user-friendlier

**Finance updates, Gail Mandell:**  
**Treasurer**

**The BOD recommended a 3% increase in condo fees to offset inflation and to increase the reserve fund, as recommended in our reserve studies**  
**The BOD unanimously voted to increase the fees**

Reserve account

- Proposed Budget for 2022: \$562,615.00
- Budget in 2021: \$546,228.00
- The increase will bring in \$16,387.00 in additional condo fees

**Landscaping updates, Sally Wingo:**

- Storm water management has been a primary focus of the committee
- Trees are dying and are being replaced.
- Boundaries between adjacent communities were established by Rod Petrick and Mike Grier
- Plantings were donated by homeowners at new signage

**Social committee updates, Deborah Saunders:**

- Sponsored school supplies drive to Pimlico Elementary
- Our Christmas food drive with Maryland Food Bank will continue
- Welcoming new homeowners.
- Tour Roland foot paths
- No Holiday Party this year
- A successful Summer ice cream social was held this year

**Communications updates, Marjorie Goodman:**

- Retail places are taking longer to fill than commercial places
- Morgan State students will vacate the hotel at the end of the spring term. There have been no issues with them.
- Gate gets close at 9PM - the north end gate will remain open during weekdays.
- Tags will be used for resident's entrance without having to go through security. It will cost \$35 (optional)
- New automatic entrance, lighting
- South Pool renovation projected to happen in 2022

Community concerns/questions:

- Additional parking
- Additional lighting
- A complaint regarding repair projects not being completed as quickly as resident would like.
- Electric car charging stations - BOD is looking into the feasibility