

Minutes of Condo One Quarterly Meeting
August 14th, 2023

In attendance: Sarah Taylor, Gail Mandel, Jon Braun, Kate Kenney, Deborah Saunders, Mike Grier, Marjie Goodman

Meeting was called to order
Minutes of last meeting were approved.

Sarah welcomed new members of our community: 28 Olmsted Green-John and Elizabeth Hehir, 16 Hamlet Hill- Barry Phipps, 2 Palmer Green- Marc and Nanette Goldstein, 6 Palmer Green- Steve and Rhoda Axe, 38 Palmer Green- Sudha Gouthama, and 66 Olmsted Green- Erin Dauses. Sarah encouraged people to join the board or be on the Communications committee and social committee.

We will no longer have a contract with Ehrlich Pest Control. From now on, individual homeowners are responsible for their own pest control.

Deborah Saunders introduced Sargeant Olivi of the Baltimore City Police Department Northern District:

Recommended getting a club for your car if you have a Hundai or a Kia
Leave outside lights on or on a sensor
Get camera door bell
Don't walk by yourself, especially when it's dark

Mike Grier said all of the gates will have cameras. Gatehouse maintains security 24/7. Rover drives around 16 hours a day. Arrears report is attached. Financial Statement was hand delivered to president and treasurer. DPW with the city will be making repairs to Olmsted Green during fall of 2023. Baltimore City will start taking care of the sanitary lines, which should be a big savings. Pool 2 will be totally redone.

Kate Kenney gave the landscaping report. They are in the process of doing RFPs for new landscaping company for 2024-2026 and The BOD will vote on the proposals on September 11. Two host trees to Japanese Lanterns Flies have been taken down. More trees will need to be taken down or have been taken down due to climate change and weather conditions. After the RFP has been awarded, we will figure out our projects for 2024. Planting will be done on selective days in Spring and Fall. If you have something that you would like done, let Kate know and she will prioritize. Encore azaleas have a 3 season life span, so they are a good option.

Gail Mandel, Treasurer gave the report: We will start working on the annual budget and will be out to condo owners in September. Budget is fairly tight. We will probably have an increase in fees. We had a reserve study done in 2020 and will need to be done again in 2025. We are not very close to where we need with our reserves, so we will need to tighten our belts.

We have \$107,047 in operating account and \$279,067.80 in the reserve account.

Jon Braun is our Architectural Chair. If you want to make a modification, fill out the form and send to Mike Grier. Don't plant vines that will grow on the fences. Storage areas - KEEP LIGHTS ON TO KEEP MOLD AWAY. Let him know if you will be getting an electric car. Hot water heaters of the 10 , 3 are on the older side but most are in very good condition and are recent.