

Adair Estate Unit Owners Association Annual Meeting

December 2, 2023

Attending

In Person	By Proxy	Unit	Name(s)
✓		1302	Gelaye
	✓	1304	Walton
	✓	1306	Cates
	✓	1308	Stoltz
✓		1310	Mitchell
✓		1312	Mendel
	✓	1314	Fredericks
	✓	1316	Partlett
		1318	Hall / Wernick
✓		1320	Marshburn, Dan & Melinda
	✓	1322	James / Zawacki
✓		1324	Casey / Weiss
✓		1326	Locricchio
✓		1328	Conway / Davis
✓		1330	Silverman, Alida & Stuart
		1332	Concierge

President's Opening Remarks

2023 HOA President, Chris Casey, brought the meeting to order at 2:05 pm. Casey welcomed and thanked everyone for their participation in this year's Annual Meeting. Casey acknowledged that we had 14 out of 15 of our Unit Owners participating this year either in person or via submitted proxy, constituting a quorum for the meeting.

Agenda

ELECTION OF SLATE OF OFFICERS

The Nominating Committee, consisting of Chris Casey, Alida Silverman and Meg Walton, solicited nominations for the 2024 Board of Directors. A proposed slate of officers was presented for approval. Alida Silverman offered a MOTION to approve the proposed slate of officers by acclamation. Motion passed. Casey clarified that the Board members will meet within ten (10) days to assign officer roles as well as staggered terms, as required by the Condominium Documents (see Condo Docs. Article III, Section 2, Term of Office).

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The elected Board members for 2024 are:

- Chris Casey
- Lou Locricchio
- Brian Mitchell
- Sandra Mendel
- Dan Marshburn

FINANCIAL REVIEW

2023 Budget vs Actual

Brian Mitchell, HOA Treasurer, reviewed the 2023 Budget versus Actuals. Mitchell highlighted that the 2023 budget included a planned transfer of \$20,000 to reserves, which was achieved. This money is specifically intended to go to planned painting in 2024. There are some additional surplus funds from unused special project budget items.

We discussed a recent spike in community water bills. In the months of September and October, our normal, expected bills would have been in the range of \$700-\$1,000 per month. The bills spiked to over \$2,000 in September and over \$4,000 in October. After some quick research and investigation, it was determined that two units had leaking/running toilets for an extended period of time during September and October. It is likely that the spike in water bills is directly attributed to these leaks. Both Unit Owners are aware of the situation and have resolved their respective leaking toilets. The Board will notify each Unit Owner of the individual assessments once we have another billing cycle in hand.

It was suggested that all Unit Owners should contact the Concierge if their Units will be unoccupied for 2 weeks or more to do a walkthrough of the Unit.

It was also suggested that the Board prepare and post instructions about emergency procedures related to water leakages. This information will be posted on the website as well on the wall in the Fitness Center hallway.

2024 Proposed Budget

The Proposed Budget for 2024 was circulated and discussed. The proposed budget includes the 5% increase in dues that was discussed and conceptually agreed upon at last year's Annual Meeting. As a reminder, in 2022, it was acknowledged that there had not been an increase in dues in many years, despite inflation and generally rising expenses facing the HOA. Rather than capture a full 10% increase in a single year, the path was to do a 2-year increase with 5% in each year.

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There was a full discussion about whether another increase is needed. The proposed budget does include a variety of contingency line items totaling roughly \$13,000. A 5% dues increase will raise approximately \$5,800, and we discussed whether we could forego an increase in dues and take that money instead from the contingency line items, or even from HOA reserves. There was a clear acknowledgement that a notable portion of the contingency funds would be used for discretionary (think: wish list) items from the Landscape Committee. Thus, reducing available contingency funds would directly impact the plans of the Landscape Committee.

Painting is scheduled for 2024 for Hall/Wernick (#1318), Gelaye (#1302) and Walton (#1304). The proposed budget includes \$30,000 for painting. The Board will solicit and review two or three bids for the painting in 2024.

In the end, it was decided to accept the proposed budget including the 5% increase in dues. Casey said that the Board would continue to manage the budget and expenses aggressively with the hope of avoiding a further required increase in 2025.

OTHER BUSINESS

- Landscape / Security Lighting
 - The Board has included a line item in the 2024 Budget to address security lighting particularly on the front driveways to Ponce. There have been a few recent reported incidents of our Concierge almost getting hit while moving garbage cans to/from the street. Also, it's very difficult for drivers (i.e. Uber/Lyft) to find our driveways at night.
- Driveway Speed Limits
 - We have people on foot on property at various times day and evening, and there have been reports of excessive speeds on our driveways.
 - **The Board requests that all Unit Owners (and children) drive respectfully and safely on the Adair driveways.**
- Free Range Dogs
 - At the Adair Estate, we have an increasing number of off-leash ("Free Range") dogs. There was a vibrant discussion about two related issues: Pet waste not being picked up, and dogs aggressively charging up to dogs on-leash. One Unit Owner pointed out that there is a City of Atlanta Ordinance in place that requires all dogs to be on-leash.
 - **Please pick up your dog waste and be respectful of others in the community who are walking their dogs on-leash.**
- Social/Holiday Gathering
 - Casey and Weiss (#1324) opened their home for a Holiday Social gathering immediately following the Annual Meeting. Thank you to everyone who stayed, and especially those who helped with food and other supplies. Thank you, Libby,

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for the beautiful punchbowl. Thank you, Melinda and Dan, for the delicious cheese dip and wine. And thank you, Elizabeth and Lou, for so many very delicious appetizers you made! We had a great time and hope this may become an annual tradition going forward!

Meeting adjourned by acclamation at 4:14 PM.