



# APPLEGATE, A CONDOMINIUM

2023 Annual Owners Meeting | Thursday, June 22, 2023 | 7:00 PM

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## Meeting Minutes

### **I. Call to Order & Proof of Meeting Notice**

The Board meeting was called to order, Thursday, June 22, 2022, at the Community Center at 7:04 PM by Bernetta Reese, President and CEO. Proof of meeting notice was presented by the management company.

### **II. Roll Call & Certification of Proxies**

Board Members Present: Bernetta Reese, President and CEO, Margaree Major (Lundy), Secretary, Jon Chamberlain, Member at Large, and LaShauna Tillmon, Sentry Management Representative.

**Special Guests:** MaShawn Hall, Unit Chief, Prince George's County Office of Community Relations, Ynetta Butchee, Community Liaison, Prince George's County Office of Community Relations

**Quorum:** Quorum (25%) was met via with a count of approx. 67 proxies, 25 homeowners in person, and 1 mailed in proxy.

### **III. Reading of Prior Annual Meeting Minutes**

The reading of prior annual meeting minutes was conducted and will be filed for the record.

### **IV. Officer Reports**

**President and CEO:** President Reese presented an overview of the 2022 Annual Report. The Treasurer report was not held as the position was vacant.

### **V. Committee Reports**

Committee reports were not held as no committees were established or present.

### **VI. Appointment of Inspector of Election**

Three inspectors were appointed:

MaShawn Hall – Inspector #1 (Prince George's County Official)

Ynetta Butchee – Inspector #2 (Prince George's County Official)

Benjamin Wallace – Inspector #3 (Unit Owner)

### **VII. Election of Directors**

There were four (4) open positions on the Board with five (5) nominated candidates and three (3) write-in candidate. Candidates received the following votes\*:



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## Nominated Candidates (in alphabetical order)

Darrell Banks

Jon Chamberlain

Jacquelyn Hunter

Lorraine Robinson

Catherine Walfall

Margaree Lundy (write-in)

Felicia Dunmore (write-in)

Pamela Brooks (write-in)

## VIII. Unfinished Business

No unfinished business to present.

## IX. New Business

### a. **Annual Budget**

Discussion on the annual budget process, impacts on the budget, and a potential increase in dues to maintain adequate funds.

### b. **Insurance**

Discussion on insurance factors, claim amounts, and Maryland state laws.

### c. **Projects**

Discussion on current and upcoming community-wide projects, including roofs, shutters, landscaping, and common areas.

### d. **Reserve Study**

Discussion the reserve study process and Maryland state laws requiring adequate funding and increase in annual dues.

### e. **Website**

The Board reminded owners to visit the new community website — [www.applegatecommunity.com](http://www.applegatecommunity.com) to learn about community information.

### f. **Election & Amendment Results**

## Election Winners (by number of votes)

**Lorraine Robinson (51 votes)**

**Jon Chamberlain (40 votes)**



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**Catherine Walfall (36 votes)**

**Felicia Dunmore (19 votes)**

Darrell Banks (disqualified – not a verified unit owner/self-nominated)

Jacquelyn Hunter (disqualified – not a verified unit owner/self-nominated)

## Amendments

The amendments failed to reach the required number of 122 votes and did not pass.

### X. Open Forum

Ms. Reese conducted Open Forum.

### XI. Adjournment

The meeting was adjourned at 9:58 PM.

These minutes were approved by the Board of Directors.

*Bernetta Reese*

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Bernetta Reese, President and CEO

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Date