

**Habitat 1 Section A
RECONVENED Annual Meeting Minutes
February 23, 2023**

The Reconvened Annual Meeting of Habitat 1 Section A was held at 7:00 pm on Thursday, February 23, 2023 via Zoom conference call.

Present:

Dick Olney	President
Larry Thomasson	Vice President
Patrick Schmitt	Treasurer
Scott Gibson	Secretary
Renee Twomey	Owner – 2073 Happy Lane
Samantha Archer-Davies	Brodie Management
Brittany Stoltzfus	Recording Secretary

- I. **Call to Order:** Mr. Thomasson called the meeting to order at 7:04 p.m.
- II. **Quorum:** In accordance with the MD Condominium Act, quorum is met based on any proxies received (2 received), regardless of attendance for the Reconvened Annual meeting.
- III. **Proof of Notice of Reconvened Annual Meeting:** The Reconvened Annual Meeting notice was sent on January 30, 2023 as required by the Governing Documents of Habitat 1A and the MD Condominium Act.
- IV. **Minutes:** Mr. Schmitt made a motion to approve the minutes from the January and February 2022 Annual and Reconvened Annual Meetings. Mr. Thomasson seconded the motion. All in favor. Motion carried.
- V. **Board Openings/Election Results:** There were no terms up for election this year.
- VI. **Old Business:** Ms. Twomey requested an update on the items she brought up at the January Board meeting. Ms. Perryman sent an email following the January Board meeting noting that the Board did find areas to be inspected and a contractor was hired to review and provide a bid for any repairs needed. Mr. Schmitt stated the pest control company added another bait station on the other side of Ms. Twomey's building. The contractor has not yet provided a bid for repairs. Ms. Twomey noted her neighbor reported finding a mouse in a home trap. Mr. Schmitt noted he has had issues with mice at his home for the first time in 18 years and added that pest control does not cover field mice. Ms. Twomey has not seen any rodents in her unit since the last meeting nor was anything caught in the trap in her attic. Ms. Archer-Davies will follow up with the contractor tomorrow and Ms. Twomey will be notified when the work will be completed.

Ms. Twomey requested an update on the meter stack replacement. Mr. Schmitt replied that the permits have been secured and the contractor is waiting on a date/time from BGE for them to come out and shut off the main power supply. Ms. Twomey requested the electrical work not be done on a Monday or Tuesday as she works from home and already lost leave from work during the original electrical outage.

VII. New Business: There was no new business.

VIII. Adjournment: Mr. Schmitt made a motion to adjourn the Reconvened Annual meeting at 7:17pm. Mr. Gibson seconded. All in favor/none opposed.

These minutes were recorded and transcribed according to accepted business practice
and were read/edited for accuracy by the Board prior to distribution.
Habitat 1 Section A, February 23, 2023

Approved as written: Richard B. Olney Date: 02-23-24

Approved as amended: _____ Date: _____

Minutes respectfully submitted by transcriber, Brittany Stoltzfus.