

**Avant  
200 Delaware Residential Condominium  
200 Delaware Avenue  
Buffalo, New York 14202**

**MINUTES TO THE ANNUAL HOMEOWNERS MEETING  
May 18, 2016**

The 200 Delaware Residential Condominium Association met for the Annual Homeowners Meeting on May 18, 2016 at 7:00 p.m. in The Solarium located on the 16<sup>th</sup> floor at 200 Delaware Avenue, Buffalo, New York 14202.

The following individuals were present:

**Uniland Property Management representatives:**

Kevin T. Hassen, Property Manager

John R. Greene, Senior Property Manager

**Residential Board of Managers/Officers:**

Rachel Stenclik, President

Gary Brost, Vice President

Marty Marks

Dave Piotrowski - Absent

**Recording Secretary:**

Savina N. Cao

**A. CALL TO ORDER**

A quorum having been determined, the meeting was called to order at 7:06 p.m. by Rachel Stenclik, President, who presided at the meeting.

**B. ROLL CALL**

Roll call of Homeowners was taken by sign-in attendance sheet. New Homeowners in 1509, 1604 and 1608 were introduced.

**C. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE**

Notice of the meeting is attached. The notice was served via e-mail at the unit owners last known electronic mail address.

**D. READING OF MINUTES OF PRECEDING MEETING**

The minutes from the first June 8, 2015 Annual Homeowners meeting were distributed to all Homeowners. Wayne Mertz made a motion to waive the reading of the minutes, which was seconded by Bob Bateson and approved unanimously by the homeowners.

**E. APPROVAL OF MINUTES**

Wayne Mertz made a motion to approve the minutes of the June 8, 2015 Annual Homeowners Meeting, seconded by Andrew Kulyk and approved unanimously by the homeowners.

**F. ELECTION OF INSPECTORS OF ELECTION**

Meg Mahoney volunteered to be the Inspector of Election.

**G. ELECTION OF MANAGERS**

One written ballot per residential unit was provided. It was explained that the term was for three years. Karen L. Morris was elected unanimously as a Board Member.

**H. PRESENTATION BY SEAR REPRESENTATIVE**

David Schutte, Managing Partner for Sear discussed his background and the new restaurant in the Avant. Mr. Schutte advised that the target opening date for Sear is September 15, 2016. He explained how Sear will be a fun, energetic space with a bar serving creative cocktails.

The safety concerns in the outdoor patio were discussed. Mr. Schutte advised that there is a solution in progress. Parking concerns were also discussed and Mr. Schutte insured the homeowners that he was aware of the issue.

## **I. REPORT OF COMMITTEES**

### ***Landscaping Committee***

Rachel Stenclik reported on the Landscaping Committee. She explained the renovations which have already been performed, including removing and replacing the damaged sod and a grill have been purchased for homeowners use. Repairing the leak on the staircase was discussed.

## **J. UNFINISHED BUSINESS**

### ***Real Estate Tax Assessment Challenge Update***

Peter Weinmann, Esq. addressed the homeowners regarding the tax assessment challenge. Mr. Weinmann advised that the homeowners are entering the 7<sup>th</sup> year of the Empire Zone vein, which fades in 10 years. Mr. Weinmann thoroughly discussed the current status of the litigation, pending issues and strategies going forward.

### ***Capital Reserve Study/2016 Financials***

The 2016 budget was distributed to the homeowners. Wayne Mertz discussed the financials. He explained the 2016 budget was increased by 6%. He explained that utility costs were less than expected due to the mild winter last year. He advised that in 2018 replacements are scheduled to begin in the hallways of rugs and paintings.

Wayne Mertz explained that the largest expense for the Homeowners was the Master Condo Association fee. Mr. Hassen and Mr. Greene explained that they are responsible for preparing the budget for building operating costs. It was explained that all costs related to the window repairs were paid for by the owner and not passed onto the homeowners. The homeowners were advised that they are responsible for 20% of the building costs. It was stated that the largest building expenses include security officers, window washing, onsite mechanics and snow plowing of exterior sidewalk only. The homeowners requested that a financial statement, including reserves be provided for review.

### ***Security***

The homeowners were reminded to take advantage of security and to ask for assistance when needed. Mr. Hassen reminded the homeowners that if there are any concerns with security, he should be notified so that he can address the issue.

## **Window Concerns/Patio Closure**

Last year's repairs of the windows and new issues were discussed. The homeowners were advised that glass placement was being paid for by the sponsor and that repairs for the leaks were being paid for by the Master Board.

## **K. NEW BUSINESS**

### **Chippewa Alliance Update**

The formation of the new 5013 (c ) Chippewa Alliance was discussed. It was explained that the alliance was formed as an advocate for aesthetic upgrades and security improvements in the neighborhood. A possible grant to be used on beautification of the streets was also discussed.

### **Parking Garage**

The long term plan for parking garage improvements was discussed, including the issues of rust on columns and possible waterproofing to ensure they are structurally sound. It was advised that the sponsor would pay for these improvements.

### **New President**

Congratulations and thanks were given to Rachel Stenclik for her services as outgoing president. It was discussed that Marty Marks will be the new Board president beginning in 2017.

## **L. MOTION TO ADJOURN**

There being no further business to come before the meeting, motion was made to adjourn the meeting by Patricia Mertz and seconded by Bob Bateson. The meeting was adjourned at approximately 8:27 p.m.



Savina N. Cao  
Recording Secretary