

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

**MINUTES TO THE ANNUAL UNIT OWNERS MEETING
December 7, 2017**

The 200 Delaware Residential Condominium Association met for the Annual Unit Owners Meeting on December 7, 2017 at 7:00 p.m. in the Solarium located on the 16th floor at 200 Delaware Avenue, Buffalo, New York 14202.

The following individuals were present:

Uniland Property Management representatives:

Kevin T. Hassen, Property Manager

Residential Board of Managers/Officers:

Marty Marks, President

Dave Pietrowski

Karen Hulme

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 Marty Marks, President, who presided at the meeting.

B. ROLL CALL

Roll call of Homeowners was taken by sign-in attendance sheet. New owners were welcomed.

C. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE

Notice of the meeting is attached. The notice was delivered via email to the unit owners last known email address.

D. READING OF MINUTES OF PRECEDING MEETING

The minutes from the May 18, 2016 Annual Unit Owners meeting were distributed to all Unit Owners. Marty Marks made a motion to waive the reading of the minutes, which was approved unanimously by the homeowners.

E. APPROVAL OF MINUTES

Karen Hulme made a motion to approve the minutes of the May 18, 2016 Annual Homeowners Meeting, seconded by Dave Rivers and approved unanimously by the homeowners.

F. ELECTION OF INSPECTORS OF ELECTION

Not Applicable.

G. ELECTION OF MANAGERS

The election was held in May due to the re-schedule of the Annual Meeting to the fall.

H. REPORT OF COMMITTEES

Landscaping Committee

Rachel Stenclik reported on the Landscaping Committee. She explained that the landscaping committee is looking for help and expressed that any volunteers would be appreciated.

I. 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 in the 7th year of tax assessment challenge. Mr. Weinmann thoroughly discussed the current status of the litigation, pending issues and strategies going forward.

Capital Reserve Study/2016 Financials

The replacement of all common area carpeting and some lighting fixtures was discussed. Replacing furniture and chandeliers in the solarium was also discussed, with the possibility of reselling the furniture and lighting to recover some funds to help with costs. The Board will meet in January to vote on carpeting.

Unit Owners were advised that the monthly flowers were cancelled as the flowers were a struggle to properly manage as they died.

Security

The new building DVR system was explained, specifically relative to the enhanced view. Updating the security cameras was discussed. Mr. Hassen, informed the Unit Owners that security officer, Cedric Burriss had given his two week notice and that Allied Universal, a nationwide company, starts as the security service of record. The security expense was noted to be the largest expense in the entire budget.

J. NEW BUSINESS

2016 Reviewed Financial Statement

It was discussed that the 2016 Financial Statement was presented to the Board for review and was determined to be reasonable. Unit Owners were advised that they are able to view the statement if they would so like.

2018 Residential Condominium Budget

The 2018 budget has a 2.8% increase due to the fact that there is more money in the reserve plan. The future plan remains to continue to reserve approximately \$60k a year to cover costs of renovations or issues as called for in the adopted Reserve Study.

Other New Business

Embassy Suites: Unit Owners voiced complaints relative to the Embassy Suites looking dirty, dated, and plans to update the hotel were asked about.

Water Issue: The water issues at the base of stairs was discussed. Unit Owners were advised that the Master Board is installing a trench drain to help with this problem.

President: Discussed that Marty Marks two year term for president will end in June 2018. The next meeting will be held in May of 2018 and Board volunteers will be needed.

Annual meeting: Discussed that the 2017 annual meeting was deferred from May until December.

Window Cleaning Project: Unit Owners made complaints of poor execution of scheduling and the fact that the cleaning can be a huge intrusion in their life in the condos. Uniland will work with the vendor and window cleaners would be put on a tight calendar.

K. MOTION TO ADJOURN

There being no further business to come before the meeting, motion was made to adjourn the meeting by Andrew Kulyk and seconded by Kathy Marks. The meeting was adjourned at approximately 8:07 p.m.



Savina N. Cao
Recording Secretary