

# *The Club at Norwich Inn and Spa, Inc*

## **Annual Owners Meeting Minutes Saturday, July 28, 2018 Clubhouse 1**

### **Call to Order**

President of the Board, Bob Warner called the meeting to order at 11:05 am. Bob introduced the Board members, Association Counsel Greg McCracken, Joe Brennan and Sandy Pimentel to the owners.

### **Board Directors in Attendance**

Bob Warner, President (323, Proxy 622), Cheryl Mallis, Vice President (1111), John Twohill, Treasurer (1011), Carol Curland, Secretary (1814), Sandy Pimentel, Assistant Treasurer (612, 1112)

### **Owners in Attendance**

Margaret Flaherty (111)	Bob Piasecki (113)
Carol Hazelton (121, 1913)	Jarosko-Fisher (124)
John & Haleemah Lake (213,223)	Charlie Coleman (421)
Clay Yalof (423, 521, 2121)	Gaylen & Edgar Ware (511)
Laura Rose (512, 714)	Bob Lasch (623)
Allen & Chrystina Rozek (822)	Dan Bosicovich (823)
Richard & Marie Kish (921)	George Welch (1014)
Sheila Horgan (1023)	Henry Castellon (1114)
Lisa Miller, Recorder (1224)	Chet Cebulski (1621)
Victor Chaker (1712)	Roger Dubin (1724)
Malcom & Natalie Jacobs (1811, 1812)	Alan Bernstein (1912)
Mary Giumarro (1922)	Donna Prink (1924)
Ellen Larson (2012)	Barbara Sullivan (2024)
Tim Kenyon (NIS)	

### **Others in Attendance**

Joe Brennan, Myriad Property Management (612, 1112, Proxies 621, 1211, 1511, 1824)  
Barbara Sullivan, Sullivan Real Estate (Proxy 1012 & 2111)

### **Proof of Notice of Meeting**

Letter/email sent to owners June 13, 2018.

### **Suspension of the Rules**

John Twohill made a motion to postpone the agenda items and go to unit owner comment period. Joe Brennan seconded. There were no objections from owners.

### **Residents Open Comment Period**

John Twohill, Treasurer wanted to discuss the hiring of the new management company. John also wanted to see a tally of the Board vote to hire the new company. John disputed the signing of the contract because he did not see a contract and he would not vote on a contract he did not see. John stated he yet to receive the contract after requests.

Carol Curland, Secretary said she voted against the contract and also did not see it.

Cheryl Mallis, Vice President, explained she sent an email to all Board members containing numerous issues to vote on. The vote was tallied in accordance to the Board responses. John Twohill replied that his response to the email was yes, he would like to vote on the various issues, not yes to all issues.

Bob Warner, President wanted to explain why the Board was looking for a new management company. Bob said on March 4<sup>th</sup> Joe Brennan resigned as Vice President of the Board to serve as our management company, Myriad was not under contract at this time. Bob said while he was meeting with banks about the loan they all needed to know who our management company was. Bob said Joe would not sign a contract. Bob explained to the owners that he had a difficult time dealing with Joe and also had to smooth out difficulties between Joe and certain contractors.

Several owners asked to hear from Joe Brennan.

Joe Brennan explained to the owners that he assembled a Board with a similar agenda to obtain a major capital improvement loan and fix the property. Joe felt he was misled by Bob Warner and Cheryl Mallis and does not see eye to eye on Capital issues. Joe said he feels their agenda had changed from the original. Joe thought Bob and Cheryl were not being forthright and had issues of credibility, therefore he felt owners should know and it necessary to draw up a petition for their removal from the Board. Joe also stated his disappointment that they chose to hold the vote for removal in September instead of letting the owners vote today at the annual meeting. Joe also explained that the Board only offered him a month-to-month contract which showed they had no confidence in Myriad. Joe feels Myriad has proven to the Board and owners that they are capable of performing the work required and a month-to-month contract was an insult.

Alicia Warner and Charlie Mallis both spoke on why they feel Joe Brennan and Myriad Property were not performing the work on property that needed to be done.

Walid Jaziri, Alan Bernstein, Christine Rozek, John Lake, Shelia Horgan all had positive feedback on Joe Brennan and the work he and Myriad Property have performed. There were more discussions amongst the owners and an informal show of hands proved most owners in attendance wanted Myriad as property manager.

John Twohill said he felt Bob Warner and Cheryl Mallis were making all the decisions and were not showing transparency to other Board members. John feels they acted with an abuse of power and the Board was deadlocked.

Bob Warner abruptly gave his resignation and left the building. Cheryl Mallis then resigned and left as well. Randy Netter, Director did not attend but submitted a resignation letter prior to the meeting sent in his letter of resignation, effective immediately upon re-election.

Attorney Greg McCracken assumed the position as Chairperson. The resignations resulted in a no board quorum and an Emergency Board meeting was held. There was a 15-minute recess at 12:50pm.

The owners meeting resumed at 1:12pm. There were discussions on the \$3 million loan and what it should be used for. The owners discussed safety on property and asked the Board for updates on how the money would be spent.

### **Announcement of outcome of election of Directors**

Election results, Cheryl Mallis and Randy Netter would serve three-year terms. Bob Warner and John Twohill would serve two-year terms. Carol Curland would serve a one-year term.

Attorney McCracken announce there would have to be a Special Owners meeting to vote in three board members to fill the vacancies created by the resignations. Owners can write in their own proxies, to be valid they just need to be signed and dated.

**Adjournment**

John Twohill motioned to adjourn the meeting, Laura Rose seconded. All in favor. The meeting was adjourned at 1:55pm

Submitted By,

Carol Curland, Secretary

DRAFT