

Southwinds Association, Inc. Homeowners Special Meeting Minutes
July 22, 2021

The meeting was called to order at 7pm, via Zoom. Present online, or represented by proxy, were Antone, Bancroft, Bell, Bonacorsa, Bonanno, Brochu, Caulfield, Connell, D'Amico, Decker, DeCrescentis, Engfer, Eppard, Farley, Fisher, Hammen, Kearns, Levene, MacMillian, McCaffrey, Michel, Middendorf, Morico, Needleman, Pampel, Polito, Porcaro, Quets, Saitta, Salbinski, Sexton, Strong, Tweed, Wolff.
The total of twenty needed for a quorum was exceeded.

Fred DeCrescentis made a motion to Approve the Recording of the Meeting.

This was approved by Bert Polito and seconded by Steve Bancroft. The motion was approved unanimously.

Fred gave a brief overview of the Chronology of Dates Related to 32 Birch Mill Trail: (Refer to the July 22nd. email).

Fred explained the purpose of the meeting, which was to retain legal counsel on behalf of Southwinds Association, Inc. and its homeowners.

Stu Fisher asked if there would be an increase in our dues or if a special assessment would be needed to procure the \$5,000.00 needed to retain said counsel. Fred answered that the cost would be covered from our reserve fund. Peg Farley, Treasurer concurred.

A motion was made to retain Mr. Greg Carnese, attorney, at a cost not to exceed \$5,000.00, for the purpose of meeting with Mr. Peter J. Royer, attorney, to clarify his client's claims and to make recommendations to Southwinds Association, Inc. board and its homeowners.

The motion was approved by Adrian Brochu and seconded by George Sexton. The motion was approved unanimously by those present and by proxy with one abstention.

Fred reminded members to please let us know their current email addresses so that we may update our files. Please send to Fred at fcdecs@msn.com or Suzanne at smtweed@comcast.net.

A motion to Adjourn was made at 7:52pm. This was approved by Pete Bonanno and seconded by Tom Middendorf. By general consensus, the meeting was adjourned.

Minutes submitted by Suzanne Tweed