

Southwinds Association, Inc. Board Meeting
March 26, 2022

Fred DeCrescentis, president, scheduled a meeting on March 26, 2022 to meet with Mr. William Krieger, owner of Empire Property Management Corporation. Mrs. Peg Farley, Treasurer, also attended the meeting. The meeting began at 11:30 a.m.

The purpose of the meeting was to ascertain if a management company was a viable alternative to assume operational responsibilities of Southwinds Association, Inc. should no homeowner volunteer to serve as president, beginning January 2023. In addition to the president's position, the treasurer's position will also become vacant since Mrs. Farley three-year term concludes December 31st of this year.

During the meeting, Mr. Krieger informed the board that he had visited Southwinds Association, Inc. twice since Fred's phone call to him this past week. He advised the board that his company does provide property management services to non-stock corporations such as Southwinds Association, Inc. As a result of the meeting, Mr. Krieger will provide the board with the following information: (1) Management services his organization can provide to Southwinds Association, Inc. effective January 1, 2023; (2) The annual cost to each homeowner, in addition to the current \$250 annual dues currently paid; and (3) Delineation of responsibilities of Southwinds Association, Inc. upon approval of a contract with Empire Property Management Corporation by homeowners of Southwinds Association, Inc.

Fred and Peg emphasized that a tentative contract with his corporation was predicated upon no homeowner coming forward to volunteer as president prior to, or during the December annual board meeting.

Mr. Krieger will provide the board with information noted above in April. Upon receipt, a memo will be shared with all homeowners that will include: (1) a request for volunteers to assume the president and treasurer positions, effective January 1, 2023; and (2) the annual cost to retain Empire Property Management Corporation should no volunteers come forward prior to or during the December annual meeting.

The meeting was adjourned at 1:30 p.m.