

STRATFORD GREEN CONDOMINIUM ASSOCIATION
Meeting of the Board of Directors
TUESDAY, June 25, 2024
1:00 PM
EMERGENCY BOARD MEETING CALLED BY PRESIDENT

I. Call to Order

President Pavlina Pacasova called the meeting to order at 1:05 p.m. A quorum of directors was established.

The Board of Directors attending the meeting:

Pavlina Pacasova
Mark Nelson
Sean Oja
Roma Kiskis
Linas Savickas
Alenas Urbonas
Daiva Jakubauskiene

Daiva Majauskas was absent.

II. Approval of the meeting minutes:

March 4, 2024 – approved, all in favor.
April 8, 2024 – approved, all in favor.
April 17, 2024 – approved, all in favor.
May 6, 2024 – approved, all in favor.

III. Treasurer's Report:

- Rules were uploaded to Buildium so they will be easier to use.
- Tasks and work orders are utilized more often in the system.
- AR is about 8k above where we were last year.
- We collected close to \$200k in monthly assessments for the period.
- We still have two big past-due accounts, which have been reported to legal/collections.
- Multiple roofs are scheduled to be replaced.
- Gutters and fascia are scheduled for replacement in multiple buildings.
- The pavement project is expected to begin. Speed bumps will be replaced or repaired, and all streets will be sealcoated.

IV. OPEN FORUM FOR HOMEOWNERS:

Questions about the trees behind building 14.
Questions about the grills and new Tri-State rules and regulations.

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V. EXECUTIVE SESSION – 1.35 PM

VI. RECONVENE TO REGULAR SESSION – 2.18 PM

Due to unforeseen circumstances and received information regarding our management company's involvement in legal proceedings with another association, the Board of Directors discussed what would be best for the Stratford Green Condominium Association. After the lengthy discussions at the executive session, the Board felt that the board's fiduciary duty is to protect the association and take any necessary precautions in the current situation. All Board members unanimously agreed that it was in the Association's best interest to cancel the contract with the current management company, Silaba LLC, dba US House Realty / LBN Property Management LLC.

From the contract:

Termination by either party

(a) either party shall have the right to terminate this Agreement, with or without cause, upon sixty (60) days written notice to the party, provided the notice is given at the end of the month so that termination is not mid-month.

The Board felt canceling the contract immediately would be in the Association's best/safe interest. Therefore, the Board agreed to follow the agreed-upon terms and pay the Management Company, LBN Property Management, LLC., the amount equal to two months' pay per the agreed-upon terms.

-Pavlina Pacasova made a motion, Sean Oja seconded, and all board members agreed and voted to cancel the contract.

-Sean Oja made a motion to discontinue the Tressler LLP legal retainer going forward, Mark Nelson seconded, and all board members voted in favor.

-Mark Nelson made a motion, and Sean Oja seconded, to retain Saul Ewing LLP as the new association's legal counsel. All board members voted in favor.

-All board members agreed that Mark Nelson, **not** Daiva Majauskas, is the new counsel's direct contact/liaison.

VII. ADJOURNMENT

The meeting adjourned at 2.40 PM