

RAILWAY CONDOMINIUM ASSOCIATION, INC.  
ANNUAL MEETING  
Open Conference Call  
Via Zoom  
February 9, 2021

1. CALL TO ORDER

The Annual Meeting was called to order at 6:05 p.m.

2. DETERMINATION OF QUORUM

A quorum was not present with only eight attending via Zoom and four represented by proxy, so any official business was deferred. Association Property Manager, Michael Henriquez and Operations Director Sterling Christian were present on behalf of Management.

3. PROOF OF NOTICE

Proof of meeting notice was provided by affidavit signed by Association Property Manager, Michael Henriquez.

4. APPROVAL OF PRIOR MINUTES

Approval of minutes was deferred due to lack of quorum.

5. REPORTS OF OFFICERS AND COMMITTEES

President Julie Brown noted that 2020 had been a tough year, but that owners in the community were able to keep up with their assessment payments. Julie indicated that a couple of sales had occurred and that there would be two new Board Members for 2021.

6. Year 2020 FINANCIAL REPORT

Operations Director Sterling Christian reviewed the 2020 year-end financial report that is prepared by Management and indicated that the Auditors had already begun their work and that their financial statements would be available soon.

7. UNFINISHED BUSINESS

There was no unfinished business.

8. NEW BUSINESS

President Julie Brown introduced the current Board of Directors and thanked them for all that they have done for the Association over the years. Julie also welcomed the two new Board Members and indicated that she would like to have more regular meetings of the Board, possibly quarterly. She noted that quarterly meetings may encourage more involvement by those in the community. Julie also suggested possibly switching to two-year terms for Board Members to reduce the need for an election every year. Julie reminded everyone that the Association now had a webpage on the cackw.com website where items of interest could be posted.

9. ASSOCIATION MEMBER INPUT

Enid Torregrosa noted that changes in the flood maps and wind velocity zones may impact the Association's insurance costs going forward.

Treasurer Jasmine Davis inquired as to who would be responsible for the replacement of doors and windows in the event of an insurable loss. It was noted that in the event of damages to doors and windows by an insurable event, the Association's insurance would be responsible. However, it was noted that ongoing maintenance and normal wear and tear were the responsibility of the unit owners.

10. ADJOURNMENT

The meeting was adjourned at 6:35 p.m.

Respectfully Submitted,

Sterling Christian  
Operations Director