

RAILWAY CONDOMINIUM ASSOCIATION, INC.
ANNUAL MEETING
109 Front Street, Lobby Key West, FL 33040
Via Zoom
February 13, 2023

1. CALL TO ORDER

President Julie Brown called the Annual Meeting to order at 6:0 p.m.

2. CLOSE OF ELECTION

President Julie Brown stated that the elections were closed. Community Association Manager was authorized to begin counting the ballots.

2. DETERMINATION OF QUORUM

A quorum was not present, so any official business was deferred. Operations Director Sterling Christian, Community Association Manager Matthew Greenblatt, and Phil Wilson were present on behalf of Management via Zoom.

3. PROOF OF NOTICE

Proof of meeting notice was provided by an affidavit signed by Community Association Manager Reneé Tompkins.

4. APPROVAL OF PRIOR MINUTES

Approval of the Annual Meeting minutes from February 8, 2022, was deferred due to lack of quorum.

5. REPORTS OF OFFICERS AND COMMITTEES

President Julie Brown reported that the association is in good standing financially, and they are trying to keep dues low.

Jane Muccino gave the Landscape Committee report. She and Buzzy Wild have been working on the garden. They planted marigolds and mint to help with the chicken situation, and it seems to be working okay. Eventually she wants pea rock, which will replace the mulch that used to be there and is more expensive and not helpful in keeping the chickens at bay.

6. YEAR 2022 FINANCIAL REPORT

Operations Director Sterling Christian reported that Railway is in good shape. If anyone has any specific questions about the budget, they are welcome to contact CAC staff for information.

7. UNFINISHED BUSINESS

There was no unfinished business.

8. NEW BUSINESS

Vote on rolling over excess Member revenues to the following year.

There was no need to vote on this because it was permitted by the Florida statutes, it is part of the budgetary process.

Vote on allowing the use of reserve funds in case of a disaster.

There was no need to vote on this because the emergency use of funds is already provided for in the Florida statutes. Operations Director Sterling Christian explained that there will be a difference in the way reserves are funded due to new requirements in the Florida statutes. He said that more information will be forthcoming from legal counsel and the reserve specialist. Phil Wilson will be in charge of providing that information to the Board of Directors.

Community Association Manager Matthew Greenblatt reported the results of the election, The following were elected as the 2023 Board of Directors:

Julie Brown
Jasmine Davis
Richard Kellough
Janet Muccino
William "Buzzy" Wild

9. QUESTIONS AND COMMENTS

A question was asked regarding the new reserve structure, and Operations Director Sterling Christian noted that the reserve specialist will help with clarifying it. He also mentioned that Becker's website (Railway's legal counsel) has webinars with a lot of good information and insight.

10. ADJOURNMENT

Jane Muccino made a motion to adjourn the meeting. Jasmine Davis seconded. The motion was approved unanimously. The meeting was adjourned at 6:20 p.m.

Respectfully submitted,

Reneé Tompkins
Community Association Manager