MINUTES OF QUARTERLY MEETING – MCINTOSH CONDO OWNERS

APRIL 22ND 2025 5:30-7:30 VIA IN PERSON (PORTSMOUTH LIBRARY) AND ZOOM

1. CALLED TO ORDER AT 5:30 – RESOLVED TECHNOLOGY ISSUES
2. QUORUM ESTABLISHED VIA PROXIES AND ZOOM ATTENDANCE
3. MINUTES APPROVED FROM ANNUAL MEETING IN JANUARY. MOTION TO ACCEPT JOE ARNSTEIN 2ND ROBIN BIANCHI
4. RUTH GANEV ELECTED TO BOARD
5. DISCUSSION OF ELEVATOR MODERNIZATION. BOARD AND ATTENDEES APPROVED TO PAY FROM RESERVES. JOE ARNSTEIN MOVED, ROBIN BIANCHI 2SEONDED. UNANIMOUS VOTE IN FAVOR.
6. DISCUSSION OF HOT WATER HEATER INVENTORY IN INDIVIDUAL UNITS – FIRST STEP IN REPLACING OLD HOT WATER HEATERS. OWNERS TO SUPPLY PHOTO OF DATA PLATE ON HEATER OR INVOICE OF PURCHASE/INSTALLATION. PURPOSE OF INVENTORY IS TO DETERMINE CURRENT STATUS OF ALL HOT WATER HEATERS IN BUILDING. FURTHER DISCUSSION OF MAINTENANCE ON HOT WATER HEATERS AND OPTIONS IF AN OWNER REFUSES TO PARTICIPATE.
7. DISCUSSION OF HARASSMENT BY ROBIN ROUSSEAU AND SUBSEQUENT HARASSMENT FINE WHICH WAS UPHELD. MOTION TO ACCEPT RUTH GANEV 2ND BY JOE ARNSTEIN. UNANIMOUS EXCEPT FOR 1 NO VOTE AND 1 ABSTENTION.
8. DISCUSSION OF PRICE INCREASE IN LAUNDRY FACILITY. RUTH GANEV AND BETH WELLWOOD WANTED NO CHANGE. RECOMMENDED INCREASE IS 50 CENTS. DECISION WAS BOARD’S TO MAKE. ALL IN FAVOR.
9. AMENDMENTS PASSED EXCEPT FOR #2 WHICH WAS TABLED. MOTIN MAUREEN CONLEY 2ND BETH WELLWOOD
10. MOTION TO ADJOURN BY JOE ARNSTEIN 2ND BY JOE FULLER. UNANIMOUS