**President of the Association, Bill Chauvin called the meeting to order.**

**Determination of Board of Director Quorum and Owner/Resident Attendees** – All Board members were presented as verified by the Secretary. There were twenty owners represented with six proxies provided for a total of 55.7% of the owners eligible to vote present. A listing of the owners and proxies is attached.

1. **Introduction of New Property Management Team –** Robert Phillips, owner and Sonja Mount, Property Manager
2. **Financial Status Review**
   1. Current Financial Report – A detailed of the current status was provided; it was noted that the costs of dealing with the status of Unit 103, including the absence of dues payment were a significant impact on 2016 expenditures causing a deficit for 2016 of approximately $50,000 and will likely have a noticeable impact for 2017
   2. 2017 Budget Proposal - will propose a 3% increase for 2017; will use accumulated reserves from parking fees to address the 2016 deficit with parking fees dedicated over the next few years used to replace the 2016 deficit . Additionally, the evaluation exact impact of external repairs/maintenance, including addressing items noted by the Preservation Resource Center (please see item later in minutes), will be completed in the coming months with the budgetary considerations included.
   3. Ownership Overview (e.g. units listed for sale; new owners or lessees;
      1. The status of units for sale or without expected renters was provided for discussion.

**Discussion Items/Issues**

1. **Unit 103 Update**
   1. Legal status update was provided, noting during discussion, that a November 18, 2016 summary judgement court order virtually assures that the commercial property will have to comply with the Condominium Documents and cannot become a bar or restaurant, even after resolution of the current status.
   2. In addressing questions from the floor it was noted that the legal status of Unit 103 should not be an impediment to ,sale of any unit in Sugar Plantation Condominiums
   3. The Board stated that it will continue to monitor, with appropriate legal assistance, the status of resolution Unit 103 issues
2. **Contractor Oversight/Issues** 
   1. The Board has developed a complete set of guidelines for control and is working on finalizing the document with Property Management in the next three to four weeks. A copy of the proposed guidelines will be sent out to owners for review and comment before implementation
   2. It is expected the guidelines will make owner/contractor responsibilities and accountabilities clear for all future work within Sugar Plantation Condominiums.
3. **Decoration Committee** update was presented by Steve Kuiper, with special thanks to Jacqueline Hedlund for originally chairing the committee and framing the outline of initiatives.
   1. Outline of initiatives: repaint the front door foyer, mail room and orange wall in the community room; re-decorate/furnish the front door foyer, mail room and landing area near the main elevator; evaluate the trim color of doors and baseboards; floor mat for front door entrance with SP logo; re-hang some of the hallway paintings and evaluate for possible replacement; holiday decorations; repaint and organize cables in trash chutes; replace couches and tables in the community room; evaluate an outdoor kitchen in the pool area as well as garden lighting; evaluate and replace hallway sconces.
   2. Ongoing efforts noted included having the SP Condo maintenance person delivering packages to preclude loss of deliveries.
   3. A new professional designer/architect will be providing evaluations of condo appearance issues to the committee (see note below).
   4. All issues will be prioritized to fit budget.
4. **Building Painting/Repair Status** – The Board, with assistance from GNO Property and Mathes Brierre Architects , will oversee a full spectrum review which will address specifics of PRC requests and include a review our reserve analyses and anticipated response. Details are expected to be provided in three to four months.
5. **Bicycle Control/Security Discussion and Proposal** – A conceptual overview of a plan to address the bicycle/bike rack situation was presented. A formal plan will be finalized and provided for owner review with expectation that actions will be taken by the end of January 2017.
6. **Election of Members of the Board of Directors**
   1. The Board announced that all current members were willing to serve another term and solicitation of nominees found none. The following were elected unanimously for the terms as noted in the next item.
      1. Three years terms – Bill Chauvin and Greg Pierce
      2. Two year terms – Steve Kuiper and Babi Chandmurri
      3. One year term – Bob Lynch
   2. Officers are: President– Bill Chauvin; Vice President – Bob Lynch; Secretary – Greg Pierce; Members – Steve Kuiper and Babi Chandamurri
7. **Open Discussion Items**:
   1. GNO Property to evaluate the door security codes and controls, including the adequacy of the existing system to support residents’ needs/wants
   2. It was noted that there is a need to obtain, or likely have on file in the office, a copy of Sugar Plant Condominium building as-built piping drawings to facilitate addressing urgent or planned maintenance needs.
8. The meeting was adjourned following the above discussion

Meeting Attendees/Proxies

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Unit** | **Homeowner** | **Sq. Ft.** | % | Vote | %Total | Proxy |
| 101 | James Elder | 2,357.50 | 3.563% |  | 0.000% |  |
| 102 | Fenchez, LLC | 2,257.22 | 3.412% |  | 0.000% |  |
| 201 | Jonathan & David Kaplan | 1297.56 | 1.961% |  | 0.000% |  |
| 202 | Malcolm Brignac | 1530.26 | 2.313% | 1 | 2.313% |  |
| 203 | Salvador Figueroa | 1589.54 | 2.403% | 1 | 2.403% |  |
| 204 | Bill & Joanne Chauvin | 1580.55 | 2.389% | 1 | 2.389% |  |
| 205 |  | 1515.08 | 2.290% | 1 | 2.290% |  |
| 206 | Gregory Pierce | 1474.98 | 2.229% | 1 | 2.229% |  |
| 207 | Jahri & Takia Evans | 1479.41 | 2.236% |  | 0.000% |  |
| 208 | Joni & David Truxillo | 1658.93 | 2.508% | 1 | 2.508% | Y |
| 209 | Stanford Johnson | 1342.09 | 2.029% | 1 | 2.029% |  |
| 210 | Joe & Michelle Bosco | 1337.44 | 2.022% | 1 | 2.022% |  |
| 211 | Cappy & Darlene Bisso | 1687.61 | 2.551% |  | 0.000% |  |
| 212 | Celine Lemieux | 1680.12 | 2.540% |  | 0.000% |  |
| 213 | Jeanne Wyble | 1393.86 | 2.107% | 1 | 2.107% |  |
| 214 | Thea Moran | 1437.59 | 2.173% | 1 | 2.173% |  |
| 215 | Doug & Fran Friedman | 1428.44 | 2.159% | 1 | 2.159% |  |
| 216 | Robert Lynch | 1428.09 | 2.159% | 1 | 2.159% |  |
| 217 | Neil Turner | 1694.04 | 2.561% |  | 0.000% |  |
| 218 | Thomas Bayham | 1863.08 | 2.816% | 1 | 2.816% | Y |
| 219 | Donna Brazell | 974.17 | 1.472% | 1 | 1.472% |  |
| 220 | John McGaha | 974.33 | 1.473% | 1 | 1.473% | Y |
| 221 | Mihran V. Naljayan, MD, | 1567.9 | 2.370% |  | 0.000% |  |
| 222 | Wynn Freman | 1621.21 | 2.451% | 1 | 2.451% |  |
| 223 | Kevin Juro | 1722.62 | 2.604% | 1 | 2.604% | Y |
| 224 | Bradley Becnel | 1665.69 | 2.518% |  | 0.000% |  |
| 301 | Wynn Freman | 994.12 | 1.503% | 1 | 1.503% |  |
| 302 | Patricia Broussard | 1224.77 | 1.851% |  | 0.000% |  |
| 303 | Steven Kuiper | 1237.28 | 1.870% | 1 | 1.870% |  |
| 304 | Akshley Gupta | 1241.86 | 1.877% |  | 0.000% |  |
| 305 | Jim & Jane Thompson/Cooley | 1266.65 | 1.915% | 1 | 1.915% | Y |
| 306 | Jacque & Scott Hedlund | 1191.41 | 1.801% | 1 | 1.801% |  |
| 307 | Paul Tabary/Daniel Dysart | 1169.91 | 1.768% |  | 0.000% |  |
| 308 | Christian Jacob | 1359.67 | 2.055% |  | 0.000% |  |
| 309 | Thomas & Susan Naquin | 1339.43 | 2.025% | 1 | 2.025% |  |
| 310 | Ronald Johnson | 1342.17 | 2.029% |  | 0.000% |  |
| 311 | Adil Fatakia | 1711.31 | 2.587% |  | 0.000% |  |
| 312 | Pavan Narra | 1689.39 | 2.554% |  | 0.000% |  |
| 313 | Linda DeFelice | 1718.94 | 2.598% | 1 | 2.598% | Y |
| 314 | Robert Cornish | 1416.86 | 2.142% |  | 0.000% |  |
| 315 | Alice Regan | 1529.89 | 2.312% | 1 | 2.312% |  |
| 316 | Ana DeAguiar and Jose Pola-Veras | 1222.46 | 1.848% |  | 0.000% |  |
| 317 | Christopher & Jill Kenyon | 1268.88 | 1.918% |  | 0.000% |  |
| 318 | Babi Chandamuri | 1372.15 | 2.074% | 1 | 2.074% |  |
| 319 |  | 1301.62 | 1.967% | 1 | 1.967% |  |
|  |  |  |  |  |  |  |
|  | Total | 66,158.08 | 100.00% |  | 55.66% |  |
| 103 | Logreco - Excluded by Article of Incorporation XIII E | 4,408.02 | 6.66% | 0 | 0.0000% |  |
|  | Total | 66,158.08 |  |  |  |  |