



Second: Stanley Goldschmidt  
Opposed: None  
Motion passed

4. Approval of Minutes of 2021 Annual Meeting of Members

Motion: Maire Rosol  
Second: Joel Moskal  
Opposed: None  
Motion passed

5. Introduction of Candidates

a. Ballot Count by Inspector of Elections

6. President's Report

7. Financial Report

**2021 Reserve Account Income Summary**

Contributions	\$ 140,000.00
Expenditures	\$ 188,760.13

<b>2021 Reserve Fund Expenditures</b>	<b>Actual</b>
Golf Cart	\$ 7,024.89
Stair treads & Installation	\$ 45,071.49
Asphalt Repair	\$ 21,679.00
Pool Replaster	\$ 28,756.26
Landings Resurface	\$ 41,228.49
Painting Shutters & Clubhouse	\$ 35,000.00
Spa Pergola	\$ 10,000.00
<b>TOTAL</b>	<b>\$ 188,760.13</b>

**Operating Account**

The Operating Account balance with CIT Bank as of December 31, 2021

Operating Acct. Balance	\$160,461.92
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**Operating Actual vs Budget**

	<b>Actual</b>	<b>Budget</b>	<b>Variance \$</b>	<b>Variance</b>
Income	\$ 1,132,809.75	\$ 1,074,900.00	\$ 57,909.54	5.4%
Operating Expense	\$ 942,805.60	\$ 934,900.00	\$ 7,905.60	0.8%
Reserve Contribution	\$ 140,000.00	\$ 140,000.00	\$ 0.00	0.0%
Net Income	\$ 23,731.17	\$ 0.00	\$ 23,731.17	

The variance of the 2021 Actual vs Budget financial comparison was 6.2% positive. During 2021 there were no significant unexpected expenses.

At 2021 Year End the 30+ day delinquency balance was \$948.86 There was one (1) owner with a balance due over thirty (30) days.

8. Report from Inspector of Elections on Results of Election of Directors

Raquel Clark, Inspector of Election, reported that Joel Moskal received the most votes and will serve a three (3) year term.

Member Comments

Adjournment of Meeting – 6:20 pm