

DRAFT

Minutes of the Annual Meeting of the Westbury Condominium Association, Inc., June 2, 2014

Unit owner sign-in and certification of proxies, overseen by Lois Menold and Alan Comrie, took place prior to the start of the meeting.

Board President Martin Levitz called the meeting to order at 7:07 PM. Board members Ilona Levitz and Ted Calabrese were also present. Board members Jennifer Smith and Danny Rosow were absent. Property Manager Brian Milano did not attend.

Alan Comrie attested to Proof of Notice of Meeting dated May 12, 2014.

Minutes of the Budget Ratification meeting held on Sept. 30, 2013 were read by M. Levitz. T. Calabrese moved the minutes be accepted as read. The minutes were approved.

M. Levitz called for nominations from the floor for candidates for the Board of Directors. There were none.

Alan Schectman requested verification of quorum present. Fifty-one % or 36 unit owners/proxy votes are the minimum necessary to elect officers. Twenty unit owners were present and twenty-three proxies were certified, exceeding the number for a quorum.

The terms of Martin Levitz and Jennifer Smith expired June 2, 2014. There were two candidates for the vacant seats: Martin Levitz and Joyce Falkin. They were elected "by acclamation", each to a three year term.

At the request of Patrick Miller, Joyce was asked her motivation for seeking a board seat . She mentioned transparency in association governance and better communication with residents.

Marty Levitz then spoke of his accomplishments as a board member for nearly a decade, citing particularly, the greatly improved financial health of the association.

There was no unfinished business.

No new business was discussed.

The meeting adjourned at 7:25.PM.

Joyce Falkin

Secretary

Addendum to Minutes of Annual Meeting, Westbury Condominium Association, June 2, 2014

Following the regular meeting, the board met to determine board officers for the coming year. They will be:

Martin Levitz, President

Term: June 2014-June 2017

Ilona Levitz, Vice President

Term: June 2013- June 2016

Ted Calabrese, Treasurer

Term: June2013- June2016

Joyce Falkin, Secretary

Term: June 2014-June 2017

Daniel Rosow, Board Member

Term: June 2012-June 2015

Joyce Falkin

Secretary