

# Corn Hill Cottage Condominium Association Annual Meeting- FY 24

Meeting: Saturday October 14, 2023 in person at #19 (Susan & Joe Rothstein )

Time: 9:00 AM – 12:30 PM

## Agenda

<b>9:00 - 9:10</b>	<b>Introductions and voter proxy designation</b>	All
<b>9:10- 9:20</b>	<b>Review and Approval of 2022 Meeting Minutes (Vote)</b>	All
<b>9:20-9:30</b>	<b>Property Manager Report</b>	Liz, Margaret
	<b>Closing Fall '23 &amp; Opening Spring '24 Timelines</b>	
<b>9:30-10:40</b>	<b>Old Business</b>	
	Insurance Renewal	Toby
	Dog Policy Performance Review	Toby
	Water Quality Testing (testing contractor)	Toby
<b>10:40-11:00</b>	<b>Committee Reports</b>	
	Building Materials	Margaret
	Due Stewardship	Toby
<b>11:00-11:25</b>	<b>Budget FY 23 Review &amp; FY24 Budget Proposal (Vote)</b>	
	Special Projects (see earlier report)	Laurie
	Overall Budget Proposal	Laurie
<b>11:25-12:45</b>	<b>New Business</b>	
<b>11:25-11:40</b>	Update on #1 SLW beach access for deeded building restrictions	Toby/Liz
<b>11:40-11:55</b>	Proposal – condo fee re calculations proposal	Susan R
<b>11:55-12:10</b>	Discussions re limits on property ownership proposal	Nancy/Susan
<b>12:10-12:45</b>	Meeting wrap-up and next year's meeting date	

## Timelines: Closing Fall 2023 & Opening Spring 2024

**Fall 2023 Closing of Cottages:** begins any time after CHCCA meeting thru  
**NO LATER than Mon. 11/6/23**

- Please let Liz and/or MG know when you will be completely out of your cottage so Ontime can be notified and the process of close down can begin (shuttering of windows, draining, water shut off and gas shut off of individual cottages.)
- Please be sure to bring into your cottage all personal and light weight furniture. Large wood furniture can be brought in by Ontime. After this point, any CHCCA utility work can be completed, as well as final systems shut down.
- If any issues in your individual cottage are discovered at close down (noticeable plumbing issues, broken shutters/hinges, or anything else unexpected) the owner will be notified.

**Spring'24 Opening of Cottages** are scheduled to *begin the week of 4/8/24;*

**Goal for occupancy and/or availability for cleaners by Mon. 4/15/24.**

- If there are any issues after initial water & gas turn on that cannot be resolved on the spot, you will be notified for next steps discussion.
- Water will be scheduled to be tested during this timeline.
- Notification will go out when there is full opening occupancy clearance.
- ***\*If you wish to be on site yourself to work on your cottage and/or have any contractors on site before 4/15/23 – PLEASE contact MG and/or Liz for update to assure that your cottage is open & ready.***