

Market Center Towers

Annual Meeting

October 14, 2021

The meeting was called to order at 6 PM by President Tom Martin. Secretary Teresa Slane confirmed a quorum represented with 12 of 19 owners. Minutes of the 2020 Annual Meeting were approved following motion, second & unanimous vote. Treasurer Jerry Watson stated total assets are \$57,404 as reported by accountants A.M. Payne. All bills are paid with the exception of plumbing issues due to the use of flushable wipes. Watson stated that plumbing costs will exceed \$3,000.00 & strongly stressed for residents to immediately refrain from using flushable wipes.

President Martin's report with discussion:

- 1- Currently, owners Davis & Watson meet the MCT requirement of replacing any water heater over 12 years old.
- 2- One half of owners have or are in process of upgrading windows & doors.
- 3- Any owners with leaking balconies should make needed repairs.
- 4- All owners should provide proof of liability insurance (HO6).
- 5- With the aftermath of June 2021 Florida building collapse, a structural engineer will be considered to examine the structural integrity of MCT.
- 6- With the recent expense of new common area HVAC system & unexpected plumbing expense, MCT Board will examine the need of HOA monthly dues increase.

With no further business, President Martin approved & seconded motion to retain the same officers as currently serving MCT. Motion passed.

President - Tom Martin
Vice President - Della Willdfong
Secretary - Teresa Slane
Treasurer - Jerry Watson
Member at Large - Raymond Zoref

A motion approved & seconded to adjourn meeting. Motion passed.

Respectfully submitted,

Teresa Tuttle Slane - Secretary