

**MINUTES OF THE ANNUAL MEETING OF
MUTUAL 14 —
April 28, 2011
Council of Unit Owners of Mutual 14, Inc.
Condominium of Rossmoor, Inc.**

The Annual Meeting of the Council of Unit Owners of Mutual 14, Inc. — Condominium of Rossmoor, Inc. was held in the Auditorium of Clubhouse II, 3300 North Leisure World Boulevard, Silver Spring, Maryland, on Thursday, April 28, 2011 at 3:00 p.m.

- 1. Call to Order — Mr. Bambach called the meeting to order at 3:00 p.m.**

- 2. Introduction of Directors & Leisure World Management — Mr. Bambach introduced the Board of Directors: Frank Lozupone, Vice President; Agnes Glass, Secretary; Ralph Romano, Treasurer; and Jacqueline Rabinow, Director.
Absent: Helen Bass, James Moores
Mr. Bambach also introduced Tim Coursen, Assistant General Manager and Gloria Robar, Mutual Assistant.**

- 3. Statement of the General Manager - Tim Coursen, Assistant General Manager presented and reviewed the General Manager's Report for the Annual Year of 2011. Mr. Coursen responded to all comments and questions from the membership.**

- 4. Roll Call/Certification of Proxies (Announcement of Quorum) — Gloria Robar — Ms. Robar announced that 29 units were represented in person and 92 units by proxy for a total of 121 units and a percentage of 63% - quorum achieved.**

- 5. Proof of Notice of Meeting — Agnes Glass, Secretary**

Upon motion duly made by Agnes Glass and seconded, the membership agreed,

To waive the reading of the Proof of Notice for the Annual Meeting which was mailed to all unit owners on March 24, 2011.
General Resolution, #89, 4/28/11

- 6. Approval of Agenda — The agenda was approved as presented.**

- 7. Approval of Minutes — April 22, 2010— (Attached to agenda) —**

To waive the reading of the minutes and accept them as written.

General Resolution, #90, 4/28/11

8. Report of the Officers —(Secretary, Treasurer and President). Copies of the reports of the Secretary and Treasurer are attached to the agenda. Mr. Bambach's report included: (a) the financial posture of Mutual 14 remains positive. (b) Maintenance projects will include the painting of Buildings #14 & #15 and siding work of the Plaza Homes. (c) The recession has impacted negatively on interest rates; and the Mutual has experienced the loss of approximately \$20,000 a year in income in recent times. A slight increase in condo fees is anticipated for next year to assure the completion of the large scale projects necessary to keep the Mutual in good shape. (d) Mr. Bambach extended his appreciation to all of the individuals who contributed their time and efforts to the good of Mutual 14: (1) The Building Representatives and Agnes Glass. (2) The Property Maintenance Committee chaired by Frank Lozupone and William Buck. (3) James and Sharon Moores (away on vacation) — the Landscape and Social Committees. (4) The representatives to the Leisure World Advisory Committees. (5) Jackie Rabinow — Overseer of the Mutual's website. (6) Beth Leanza — Editor of the Grapevine. (7) Ralph Romano — management of the Mutual's financial operations. (8) Lamont Miller, LW Accountant. (9) Gloria Robar — Mutual Assistant.

9. Annual Committee Reports —Copies of the annual reports of the Advisory, Landscape, Nominating, Property Maintenance and Social committees are attached to the agenda.

10. Appointment of the Inspectors of Election — Mr. Bambach introduced and thanked the inspectors of election — Sharon Palmer-Hillman, Joan Griffin, and Jessie Maselka.

11. Election of Directors —
 - A. Report of the Nominating Committee — Harold Crisp —

Mr. Crisp expressed his appreciation to Committee members Stephanie Sidella and Joseph Fones for their efforts in meeting the goals of the Committee.

Mr. Crisp announced the resignations of Helen Bass and Ralph Romano from the Mutual Board of Directors effective this date. The terms of Richard Bambach and Agnes Glass are due to expire at this time.

Mr. Crisp introduced the candidates running for the four vacant positions: Richard Bambach, Agnes Glass, Ann Graham, Linda O'Neil, Donald J. Pruett and John Radcliffe.

- B. Nominations from the Floor — Mr. Bambach called for nominations from the Floor. There were no nominations from the Floor.**

Upon motion duly made by Ralph Romano, the Board agreed,

**to approve the closing of the nominations from the Floor.
General Resolution #91, 4/28/11**

- C. Terms/Elections of Directors — Mr. Bambach provided the following explanation for the process of the election of officers this year. There will be the election of two candidates for three year terms, one for a two year term, and one for a one year term. The two candidates receiving the most votes will fill the two three year terms, the candidate with third largest number of votes will receive the two year term and the candidate with the fourth largest number of votes will receive the one year term.**

Upon motion duly made by Frank Lozupone, the Board agreed,

That the two candidates with the most votes will fill the two three year terms, the candidate with the third largest number of votes will fill the two year term and the candidate with the fourth largest number of votes will fill the one year term.

General Resolution #92, 4/28/11

- D. Election Results — Richard Bambach and Agnes Glass — three year terms. John Radcliffe —two year term and Ann Graham — one year term.**

- 12. Question/Answer Session — (1) Sub-metering not a viable subject. (2) Verizon-Fios — Late in submitting its proposal. (3) Central Park — installation of grills and picnic tables being considered. (4) Pets — Sections for dogs only.**

- 13. Adjournment — There being no further business to come before the membership, the meeting was adjourned at 4:05 P.M.**

APPROVED

Richard Bambach, President