

**Waterbury Inn Owners Association, Inc**  
**Board of Directors Meeting Minutes**  
**Saturday, March 12, 2022**

**Board Members**

Board President:	Bill Niemiec	-112 & 119
Board Vice President:	Rose Masticola	-104
Board Secretary:	Mike Gadsby	-122
Board Position:	Dennis Kapustka	-213
Owners Rep:	Mary Binder	-107
Owners Rep:	Sherry Mastalish	-210
Waterbury Inn Innkeepers:	Chuck Naffier	

**Note:** Board Treasurer: Chuck Frain, absent & Owners Rep: D'Ann Jackson, absent

**Call to Order and attendance:**

9:05 call to order

**Agenda:** Bill Niemiec opened by stating that the purpose of this meeting was to address specific proposed items for approval prior to the annual meeting next month. These proposals are being made to make adjustments and improvements to properly balance our budget for 2022.

**Approval of Quarterly Maintenance Fees:** A motion to approve an increase in the quarterly maintenance fees from \$1,500 to \$1,650 effective as of April, 2022 was made by Bill Niemiec and seconded by Rose Masticola and unanimously approved.

**Approval for a Special Assessment:** A motion to approve a special assessment for the 2<sup>nd</sup>, 3<sup>rd</sup>, & 4<sup>th</sup> quarter of 2022 of \$450 was made by Bill Niemiec and seconded by Mike Gadsby, and unanimously approved

**Approval of the Preliminary 2022 Budget :** A motion to approve the preliminary 2022 Budget was made by Bill Niemiec and seconded by Dennis Kapustka and approved unanimously.

**Old Business:** (None)

**New Business:** Rose Masticola noted that for the upcoming Annual Meeting on April 9, 2022 that there were no opposing candidate submissions for the four open positions and these positions would therefore be filled by acclamation. The agenda and any pertinent information for the Annual Meeting will be delivered to the owners shortly. The meeting will be held in person at the Waterbury Inn and via zoom. Proxies will be made available to the owners to submit in electronic format prior to the meeting. An informal social is planned for 4 pm with management and staff. It is suggested that participants supply their own beverages and, if willing, an appetizer to pass.

**Meeting adjourned at 10:10 am**

**Next Meeting: Annual Meeting is scheduled for April 9, 2022**

**Respectfully Submitted**  
**Mike Gadsby**  
**Board Secretary**  
**Unit 122**