

Cambridge Place of Orland Park Townhome Association 12/20/21 Minutes from Special Membership Meeting

Meeting started 7:02pm

Board members in attendance:

Sharon Paladino, President

Lynn Chesters, Secretary

Marge MacNamara, Treasurer not present

Association Legal Counsel: Michael Shifrin in Attendance at Board's Request

- Mr. Shifrin provided overview of roofing situation and reviewed housekeeping rules with Association members in attendance
- Mr. Shifrin explained purpose of special membership meeting was to vote on rejecting or ratifying Board's prior adoption of 2022 operating budget in excess of 115% of 2021 operating budget
- Mr. Shifrin confirmed presence of a quorum of the members present in person or by proxy sufficient to hold membership meeting
- Members all given opportunity to ask questions and share comments/feedback concerning proposed 2022 operating budget and other association affairs
- Membership discussion concluded after which proxies were verified and ballots distributed to all members for vote on 2022 proposed operating budget
- Mr. Shifrin tabulated all ballots in front of those present and confirmed more than 50% of the members voted against the proposed 2022 operating budget, and it was rejected as a matter of law
- Old operating budget from 2021 shall continue in place until and unless a new operating budget for 2022 is approved by the Board.
- Membership and board discussed possibility of holding an open Board meeting in January or February 2022.
- There being no further questions or comments the special membership meeting was adjourned at 8:30 pm.