



113 Elm St, Suite 204 • Enfield, CT 06082 • Telephone (860) 253-0371 • Fax (860) 741-3317

**QUARRY FARM CONDOMINIUM ASSOCIATION, INC.**  
**NOTICE OF ANNUAL OWNERS MEETING TO BE HELD AT WASHINGTON MIDDLE**  
**SCHOOL 1225 N Broad St, Meriden, CT 06450 April 24, 2024 at 5:30 pm**

Pursuant to Subsection 47-252(d) of the Connecticut Common Interest Ownership Act ("Act"), the Association will conduct a meeting and vote of the unit owners as follows:

1. The purpose of the meeting is as follows:

a. To adopt the Association's operating budget for 2024.

2. Under Subsection 47-252(b)(3) of the Act, members of the executive board shall be elected by a plurality of the votes cast by the unit owners.

4. Under Subsection 47-261e(a)(1) of the Act, the budget is approved unless it is rejected by the vote of unit owners having a majority of the total voting power in the Association.

Agenda will Be as follows:

1. Meeting Called to Order
2. Roll Call
3. Proof of Notice of Meeting
4. Approval of 2023 Annual Meeting Minutes
5. Budget Ratification
6. Election of Directors
7. Old Business
8. New Business
9. Adjourn

# PROXY

## QUARRY FARM CONDOMINIUM ASSOCIATION, INC.

**RE:** ANNUAL MEETING OF UNIT OWNERS  
**DATE:** April 24, 2024  
**TIME:** 5:30 P.M.  
**PLACE:** Washington Middle School 1225 N Broad Street Meriden, CT 06450

**THE PURPOSE OF THE MEETING IS TO DISCUSS AND APPROVE THE ASSOCIATION'S PROPOSED 2024 BUDGET AND THE ELECTION OF TWO (2) MEMBERS TO THE BOARD OF DIRECTORS**

**PLEASE PLAN TO ATTEND THIS IMPORTANT MEETING OR USE THIS PROXY IF YOU CAN NOT ATTEND**

**KNOW ALL MEN BY THESE PRESENT:**

That the undersigned, being a Unit owner of **QUARRY FARM CONDOMINIUM ASSOCIATION, INC.** entitled to vote at the Annual Meeting of Unit Owners, does hereby appoint and constitute \_\_\_\_\_, as the undersigned's true and lawful proxy, to vote for the undersigned and in the undersigned's stead at said Meeting of the Unit Owners or at any continuation or adjournment thereof, with full place and stead, in the same manner, to the same extent, and with the effect that the undersigned might, were the undersigned present, thereat giving to said Proxy the full power of substitution and revocation.

Any Proxy or Proxies heretofore given by the undersigned to any persons whatsoever are hereby revoked.

**THIS PROXY WILL BE VOTED AT THE DISCRETION OF THE INDIVIDUAL APPOINTED TO EXERCISE THIS PROXY. IF NO CONTRARY DIRECTION IS INDICATED, THIS PROXY CONFERS AUTHORITY TO THE NAMED PROXY TO EXERCISE HIS OR HER BEST JUDGMENT IN VOTING ON ANY OF THE MATTERS PRESENTED AT THE MEETING AND ANY OTHER MATTERS INCIDENT TO THE CONDUCT OF THE MEETING.**

If the undersigned fails to otherwise specify the name of the proxy holder, by default, The President shall be the default proxy holder, who shall be authorized to exercise this proxy.

Dated at \_\_\_\_\_, CT this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Print Name of Unit Owner

\_\_\_\_\_  
Signature of Unit Owner

\_\_\_\_\_  
Unit number

## Quarry Farms Condominium Association

### Minutes of Annual Meeting

**Call to Order:** Meeting called to order on Wednesday March 30, 2022 @ 6:00 pm via zoom conference call. This meeting was recorded and everyone gave consent when joining the meeting.

**Roll Call:** Quarry Farms Board Members, President, Jeffrey Rodriguez, Treasurer, Larry Selig, and Secretary, Dafne Sepulveda, Premier Property Manager, Kevin Wilson, and Unit Owners 25,38, 44, 45, 49, 52 and 66 all confirmed their presence in this meeting.

**Proof of Notice of Meeting:** Meeting notification was mailed to unit owners on 3/10/2022.

**Approval of 2021 Annual Meetings:** The minutes were approved for last annual meeting and every unit owner received a copy via mail and email.

**Budget Ratification:** Budget was discussed and monthly association fees will increase by \$12. There are 4 units that will be going from paying \$203 to \$215 and 20 units that will go from paying \$207 to \$219. The 4 units that are paying less is due to having less square footage than the other units. The increase in dues is determined by the increase in labor cost, unknown variables of repairs, increase in insurance, and increase in fees of contractors. A poll was conducted for the budget ratification and the vote on the objection to the ratification of the budget for 2022 was 8 no votes and no household vote via proxy were given. The new monthly association dues will take into effect on May 1, 2022. A new landscaping/snow removal company has been identified and they are called Bravos a family-owned company.

**Board of Directors:** A poll was also conducted on the vote for a seat on the executive board. No other unit owner expressed their interest to serve. Unit #38 and Unit #49 granted the motion. No proxy's were mailed in so the results were 8 yes for Jeff and he agreed to be re-elected by the community members to remain as President for a 3 year term on the board of directors. The board directors also voted yes via email to remain in their current positions.

**Old Business-**No old business was discussed.

**New Business-**Larry suggested having a social gathering within unit owners possibly when warmer weather approaches. Unit #38 reported that someone has been dumping garbage in her backyard area and it was determined that the city will be contacted to determine who is responsible for the area. A letter will also be sent to unit owners with reminders to not dispose any garbage in that area. Quotes were also requested for power washing of the units. Suggestion of requesting quotes from Bravo for decks. Discussion of special assessments needed in the upcoming future.

Motion to adjourn this meeting took place at 7:01pm.

**Quarry Farm Condominium Association, Inc.**

**2024 Budget**

	275/mo
<b>Income</b>	<b>\$ 6,600.00</b>
	2024
<b>Account</b>	<b>Yearly</b>
40000 Common Charge Income	\$79,200
40100 Late Fee Income	
40200 Interest Income	
40205 Interest Income-Reserve	
40300 NSF Fee Income	
<b>Income Total</b>	<b>\$ 79,200.00</b>
<b>Total</b>	<b>\$ 79,200.00</b>
<b>Expense</b>	
<b>Account</b>	
50100 Misc Expenses	\$ 20.00
50200 Management Fee	\$ 6,280.00
50300 Accounting/Legal	\$ 575.00
50500 Admin/Office Supplies	\$ 260.00
50600 Computer Services	\$ 360.00
50800 General Main Service	\$ 400.00
50900 General Main Supplies	\$ 850.00
51100 Electrical Supply & Repairs	\$ 100.00
51101 Gutters	\$ 1,500.00
51400 Snow Removal/Landscape Contract	\$ 24,250.00
51500 Other Landscape/Fertilization	\$ 1,500.00
52000 Pest Control	\$ 350.00
52400 Refuse Removal	\$ 5,250.00
52500 Electricity	\$ 1,000.00
52700 Water & Sewer	\$ 100.00
52900 Property Casualty Insurance	\$ 17,017.00
53300 Workers Comp. Insurance	\$ 600.00
<b>Expense Total</b>	<b>\$ 60,412.00</b>
59000 Capital Reserve	\$ 18,788.00
<b>Reserve Expense Total</b>	<b>\$ 18,788.00</b>
<b>Total</b>	<b>\$ 79,200.00</b>
<b>Net Income</b>	<b>\$ -</b>

**QUARRY FARM CONDOMINIUM ASSOCIATION, INC.**

**BALLOT CONCERNING THE ELECTION OF A BOARD MEMBER AND  
APPROVAL OF THE 2024 ANNUAL BUDGET**

**A. Election of a Board Member.**

The undersigned hereby votes to elect the following candidate (please check one):

Dafne Sepulveda

\_\_\_\_\_  
(Write-In Candidate)

**B. Approval of the Annual Budget**

The undersigned hereby votes (please check one):

\_\_\_ to approve the 2024 annual budget

\_\_\_ to reject the 2024 annual budget

\_\_\_\_\_  
Print Name of Unit Owner

\_\_\_\_\_  
Unit Number

\_\_\_\_\_  
Unit Owner Signature

Return by April 24, 2024

Please return by Mail, email or fax to Premier Property Management

113 Elm Street Suite 204, Enfield, CT 06082

[nicolas@pmgmtonline.com](mailto:nicolas@pmgmtonline.com)