

# Monte Carlo Townhomes of Margate

## Annual Meeting

January 11, 2022

7:00 PM

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## Minutes

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### Present:

#### Board Attendees:

**President:** vacant  
**Secretary:** Marvin McCalla  
**Treasurer:** Ed Vitoulis  
**Director:** Nestley Damas

**Absent: Vice President:** Cheryl Dawes

**Representing  
Consolidated Community  
Management, Inc. (CCM):**  
LynnEllen Huff – Property Manager  
Jim Miles

David Brough from Brough, Chadrow &  
Levine, PA

### CALL TO ORDER BY:

David Brough called the meeting to order at 7:06 pm

### APPOINT CHAIRPERSON:

David Brough was appointed the chairperson prior to the start of the meeting at 7:06 pm.

### QUORUM:

There was a quorum present. 20% of 156 = 32 needed for quorum.  
Present in person: 14  
By Proxy: 22  
Total: 36

### PROOF OF NOTICE:

Proof of notice of the meeting was presented by LynnEllen Huff

### READING OF PREVIOUS MINUTES:

N/A

### ELECTION/ANNOUNCEMENT OF 2022 BOARD OF DIRECTORS:

Nominees: Marvin Mccalla  
Ed Vitoulis  
Nestley Damas  
Cheryl Dawes  
Tamalee Lynkeechow

Since there are 5 positions open and 5 nominees an election is not necessary.

**ADJOURNMENT:**

David Brough made a motion to adjourn the meeting at 7:11 pm.