

WATERTREE OF DEWITT CONDOMINIUM
PO BOX 70
EAST SYRACUSE, NEW YORK 13057
315-437-1426

ANNUAL MEETING NOTICE
THURSDAY, APRIL 18TH - 6:30 P.M.

March 22, 2013

Dear Homeowner,

Pursuant to the provisions of the Declaration and By-laws, you are hereby advised that the Annual Meeting of all homeowners of Watertree of Dewitt Condominium I and Watertree of Dewitt Condominium II will be held on Thursday, April 18th, 2013 at 6:30 P.M. for the purpose of electing members to the Board of Managers. The meeting will be held at the Watertree Clubhouse.

It is extremely important for you to attend this meeting and to participate in the election of your representatives to the Board of Managers. If you know you will be unable to attend, please fill out the Proxy form below and give it to the party you designate to vote for you or insert the name of your neighbor who will be attending, sign your name and return it to this address. Your cooperation in attending the meeting or filing a proxy is appreciated, as we have not had a quorum in over ten years!

After the election, there will be a presentation by the Board of Managers regarding the Association's finances and plans for 2013. *You are requested to submit all questions to the Board of Managers in writing by April 10th.*

Very truly yours,

Kenneth R. Allen

Kenneth R. Allen, Manager
Watertree of Dewitt Homeowners Association

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PROXY

I, _____, owner of Home Number _____,

hereby designate _____, to vote in my place and stead at the

2013 Annual Meeting of Homeowners.

(signature)

Watertree of Dewitt Condominium

315-437-1426

Annual Meeting

April 11, 2012

Condo I - 32/168 homeowners represented in person or by proxy

Condo II - 24/152 homeowners represented in person or by proxy

There are two independent associations at Watertree, Condo I and II. Each association has its own Board consisting of five members who hold staggered terms of three years. All Board members from Condo I and Condo II comprise the Board of Directors of the Homeowners Association which is the umbrella organization through which most business at Watertree is transacted.

Board Members present unless noted (a):

Condo I (#153 - #320)

Linda Baker	1/14
Regina Henderson	1/13
Carol Hunsicker	1/12
Peggy Manwaring	1/14
Miriam Palmer	1/13

Condo II (#1 - #152)

Gerard Carroll	1/13 (Meeting Presenter)
Norm Carver	1/12
Tony Fonehouse	1/14 (a)
Annette Gorgoni	1/12

Staff Present: Ken Allen

The meeting was called to order at 6:30 by Gerard Carroll. Board members were introduced. John DeIVecchio, Watertree's attorney was not in attendance.

1. ROLL CALL . As noted above, a quorum was not present for Condo I or Condo II. No election was held.
2. PROOF OF NOTICE OF MEETING . Meeting notice was included in the March billing mailed March 21, 2012 and questions were requested be returned by April 5, 2012.
3. PREVIOUS MEETING MINUTES
2011 Annual Meeting Minutes were distributed in advance of the meeting. A motion was made by Flora Rockburn to waive the reading of the 2011 Annual Meeting Minutes and accept as presented. Dan Ramsey seconded, motion carried.
4. GERARD CARROLL led a review of the Association's 2011 finances, accomplishments and proposed plans for 2012. Residents were advised of a new line item in the budget for bed bug extermination which prompted discussion on treatment and preventative measures. The process was outlined by Ken Allen. Residents suspecting an issue in their unit are advised to contact the Watertree office immediately. Gerard announced copies of the audited financial statement for 2011 are available upon request.
5. Written questions submitted prior to the meeting were addressed regarding, new common area policy and compliance, tankless water heaters and any savings potential and smoking at Watertree.

Meeting was adjourned at 7:30 pm.

The Board and staff fielded questions from individual residents regarding the process for becoming a volunteer board member, dog barking and waste, allowable common area storage and Tobacco-Free Onondaga County.

P. Manwaring
4/30/12