

HICKORY GROVE VILLAGE CONDOMINIUM  
SPECIAL HOMEOWNERS MEETING TO VOTE ON AMENDMENT PROPOSAL TO PREVENT FUTURE RENTING  
OR LEASING OF UNITS IN HICKORY GROVE VILLAGE CONDOMINIUM

Meeting Date: March 23, 2023

Time: 6:00pm

Place: South Line Fire Station located at 40 Boxwood Lane in Cheektowaga, New York 14227.

1. Meeting called to order by: Darcy Young at 6:00 pm
2. **Board of Managers Present:** President - Darcy Young, Vice president- Connie Grasso, Vice President- Jim Guy, Treasurer- Rick Jachimiak, Secretary- Gary Frost .

Property Manager -Mike Harmon with Harmon Homes Realty, Inc

3. Roll Call: A motion was made by Gary Frost to use the sign in sheet as proof of attendance, second by Jim Guy , All in favor. Motion was carried.
4. **Certification of Quorum:** Thirty-eight (38) members present in person or by proxy are necessary to meet quorum requirements. As Board Secretary Connie Grasso, certified that fifty-eight (58) members were present in person or by proxy, and it shall be reflected in the minutes."
5. **President Darcy Young** explained why the meeting was being held to all members. She stated that to amend the Declaration and By-Laws and approve the amendment 39 members need to vote yes. She also stated that if members were opposed to the amendment they needed to vote no.

Several residents had questions regarding the proposed amendment.

1. Will renting cause Town taxes to increase?
2. Will renting cause the HOA fee to increase?
3. One Unit owner was afraid that a company will start buying up Units in the community as an investment and start renting or leasing the Units.
4. A Unit owner asked if we could postpone the vote on the amendment and change the verbiage of the proposal.

**5. Appointment of election inspectors by the President Darcy Young were as follows:**

1. Jack Gallagher – 59 Hickory Grove Lane
2. Sue Wilson - 121 Blossom Wood Lane.

Voting ballots were distributed to all eligible members present by the inspectors after their name and Unit number were called from the sign in sheet by management. After voting was completed, member ballots were collected by the inspectors.

6. Counting of the ballots was conducted by Jack Gallagher & Sue Wilson.  
The result of the vote was announced by Mike Harmon from management as follows:
  - A. In favor of the amendment to prevent future renting and leasing of any Units – 49.
  - B. No change to the By-Laws- 9.

The amendment to the Declaration and By-Laws was approved by the membership and all paperwork necessary to file the amendment will be completed by the Condominium Board of Managers.

**7. Adjournment:** Motion for adjournment by Rick Jachimiak, second by Gary Frost at 6:47 pm.