

**Minutes of the Annual Membership Meeting  
The Galleon Condominium Apartments, Inc.  
Monday, February 4, 2019**

The Annual Meeting was called to order at 10:06 by Robert Korn. He turned the meeting over to Michael Bender, Galleon General Counsel.

1. Mr. Bender announced the new board as there was no election with seven candidates and seven openings.

John Dimitropoulos  
Ed Hashek  
Bernie Haut  
Robert Korn  
Robert Mavin  
Lynn Nichols  
Burton Ward

2. There are a total of 213 units. 107 units are required for a quorum. 156 units have voted. A quorum is established.
3. Mr. Bender received copies of all appropriate documents from Mike Mattice, Building Manager, and proper notice was given.
4. There was a motion by Robert Korn to waive reading of last year's annual meeting minutes and to accept them. It was seconded by Barbara Anderson. The motion was approved.
5. Officer Reports – There were none.
6. Committee Reports
  - a. Screening Committee – Mr. Korn reported for the screening committee. The report is attached.
7. Old Business – There was none.
8. New Business

- a. Mr. Korn reported on the proposed Amendment to Article V of the Declaration of Condominium to prohibit smoking at the Condominium, except for areas designated by the Board from time to time.

There were 156 votes cast. 99 in favor, 57 opposed. The Amendment passed with 63.5% of the votes cast.

There was discussion about where smoking will be permitted. It will be taken up at the next Board Meeting.

9. There was a motion at 10:40am to adjourn by Sharon Maliska to adjourn. Seconded by Ellen Smith. The meeting was adjourned.

**SCREENING COMMITTEE**  
**JANUARY 2019**

**Owners: Joyce Perkins**

**Renter: Paula Lako & Luis Eizaguirre**

**have been approved as renters of Apt. #711**

**Parking Space #106 Storage Bin #71**

**Screen Date: JANUARY 23, 2019**

**Owner: TED SPECKMAN**

**Renters: David & Renee Davidow**

**have been approved as renters of Apt. #704**

**Parking Space #195 Storage Bin #31**

**Screen Date: January 23, 2019**

**Owner: FIORELLA CHIAPPE**

**Renter: James Walsh**

**has been approved as renter of Apt. #611**

**Parking Space #31 Storage Bin#69**

**Screen Date: January 23, 2019**

PROPOSED AMENDMENT  
TO THE DECLARATION OF CONDOMINIUM  
FOR THE GALLEON, A CONDOMINIUM

(additions indicated by underlining, deletions by "----",  
and unaffected language by ". . .")

***To prohibit smoking anywhere at the Condominium, except for any areas designated for smoking by the Board from time to time, a new Section 8 is added to Article V of the Declaration of Condominium as follows:***

V. USE RESTRICTIONS

In order to provide for a congenial occupation of the Building and to provide for the protection of the values of the Apartments, the use of the Property shall be restricted to and be in accordance with the following provisions:

. . .

8. Upon the effective date of this amendment, out of the concern for the health effects of second hand smoke, and in order to ensure the proper enjoyment of the Property by all owners, residents, guests, and invitees, no apartment owner shall smoke, or permit smoking by any occupant, tenant, guest, or invitee anywhere on the Property, including, without limitation, the Common Elements, Limited Common Elements, or within the Apartments. Smoking in violation of this provision shall be deemed to be a nuisance, as set forth in Section (4) of this Article V of the Declaration. For the purpose of this provision, the term "Smoking" shall include, without limitation, carrying, burning, or otherwise handling or controlling any lit, smoldering, or electronically activated product containing tobacco or other products, including, but not limited to, cigarettes, cigars, pipes, electronic cigarettes, and/or any other product capable of producing vaporizing material. Notwithstanding the foregoing, the Board of Directors may, from time to time, designate portions of the Property in which smoking will be permitted subject to any rules and regulations adopted by the Board.

. . .