

Minutes
Greenbelt Homes Inc.
Annual Membership Meeting – October 29, 2020
via Zoom / In-person (Community Youth Center)

1. Issuance of Voting Cards

Voting cards were issued to members, starting at 7:00 pm. (Only for members physically attending the meeting at the Greenbelt Youth Center).

2. Proof of Due Notice of Meeting

Secretary Ed James presented a receipt from Neopost certifying that on October 14, 2020, 1,600 pieces of presorted first-class mail with postage prepaid at \$1.23 each for a total of \$1968.00 were delivered by Neopost service to a US Postal Service facility. This constitutes due notice of meeting in accordance with the GHI Bylaws, Article IV Section 4, which requires that notice of meeting shall be “mailed or delivered not less than ten and not more than twenty days before the meeting to each member of record on the Corporation’s book as of the date twenty days before the meeting.”

3. Certification of Presence of a Quorum

President Steve Skolnik called the meeting to order at 7:30 pm. Board Secretary Ed James announced that at 7:31 pm, 141 members had registered signifying that a quorum was present to conduct business.

President Skolnik started the meeting by reading the GHI Mission Statement:

“Greenbelt Homes, Inc. is a cooperative that provides quality homes for our members and fosters opportunities for community. We will accomplish this by celebrating and respecting the historical legacy and ideals of the original Greenbelt plan.

We will maintain, protect and enhance the assets of our cooperative including the buildings, architectural design, open space plan (woods, walkways, playgrounds), while preserving the financial stability and sustainability of our cooperative community.

We will promote member diversity, member and community involvement, and education regarding our rights and responsibilities as co-op members.

We are the keepers of our property, and we have the right to expect that all of us will act responsibly to protect and care for that which each own and treasure together.”

4. Approval of Agenda

Motion: I move approval of the agenda as presented.

Moved: Ed James

Seconded: Chuck Hess

Carried

5. Action on Minutes

5a. Annual Membership Meeting Minutes of May 9, 2019

Motion: I move approval of the Annual Membership Meeting minutes of May 9, 2019 as presented.

Moved: Ed James

Seconded: Chuck Hess

Carried

5b. Special Membership Meeting Minutes of December 12, 2019

Susan Walker stated that in “Item 5-B, “Gill” should read “GHI”.

Motion: I move approval of the Special Membership Meeting minutes of December 12, 2019 as revised.

Moved: Ed James

Seconded: Chuck Hess

Carried

6. Reports of Officers, Directors, and Elected Committee

Skolnik recognized Carol Griffith, Chair of the Audit Committee. Carol stated that as a member of the Audit Committee she was honored to have served.

7. Presentation of Candidates

Tom Jones, Chair of the Nominations and Elections Committee, recognized the other members of the N&E Committee: Alex Barnes, Theresa Henderson, Luisa Robles and Mary Salemme. He then thanked the Member Services staff for their assistance for helping with making sure that the election process runs smoothly and effectively. He then explained the procedures for voting for the candidates.

Tom introduced the four candidates running for “two-year” terms on the Board of Directors.

Board of Directors Candidates:

Stefan Brodd

Zoe Carter-Woodbridge

Ed James

Deborah McKinley

Tom introduced the 3 candidates running for “one-year” terms on the Audit Committee.

Audit Committee Candidates:

Christopher Carbone, *Statement presented by Tom Jones*

Sam Lee

Kathleen McNamara

8. Nominations and Elections of the Nominations and Elections Committee

There are five open positions existing on the Nominations and Elections Committee and five members have consented to run:

Tom Jones, Dan Gillotte, Terry Henderson, Luisa Robles and Mary Salemme for “one-year” terms November 2020-May 2021.

Skolnik read from the Bylaws: Section VIII (b): “If the number of candidates is equal to or fewer than the number of open positions, then the election may be done by acclamation”.

Skolnik stated “I hereby acclaim that candidates for Nominations and Elections Committee are elected”.

9. Old Business

None.

10. Announcements

Skolnik recognized Jason Luly.

Jason Luly, thanked the members who volunteered their time and donated to the “Chuffed Project” to help raise funds for members during the COVID-19 crisis.

Daniel Seibert, mentioned that on Tuesday, November 10th at 7 pm there will be a Virtual Social hosted by the Member Outreach Committee.

John Campanile, thanked the Homes Improvement Program team for a job well done, and solicited volunteers for the Bicycle Committee.

12. Recess

Recess for voting.

Moved: Chuck Hess

Seconded: Ed James

Carried

Skolnik recognized Zina Ahmed (GetQuorum) who explained the online voting process.

Tom Jones, N&E explained the in-person voting process at the Community Youth Center and at the GHI administration building on Friday October 30th from 4:00 pm – 8:00 pm.

Skolnik thanked everyone who attended and staff for putting this meeting together.

The meeting recessed at 8:25 pm.

Ed James
Secretary