

**MINUTES**  
**ANNUAL UNIT OWNERS MEETING**  
**260 West Broadway Condominium**  
**June 7, 2011**

The 260 West Broadway Condominium 2011 Annual Meeting was called to order at 6:40 pm by Richard Steinberg and Umbreen Sheikh, the Co-Presidents of the Condominium. Mr. Matthew Abisch of Orsid Realty Corporation announced that a quorum was present, representing 51.17% of the common elements and informed those in attendance that he had affidavits which had been duly signed and notarized, reflecting the fact that all unit owners had been served with timely notice of the 2011 meeting.

Thereafter, the other members of the Board and Orsid personnel present at the meeting were introduced.

Following the introductions, the Co-Presidents gave a report of the overall condition of the Condominium. The report summarized the actions of the Board and management since the last Annual Meeting.

At the Conclusion of the President's report, Mr. Leblanc, the Condominium's Treasurer, presented a financial report updating those in attendance on the financial condition of the Condominium. Thereafter, The Board and Orsid Realty responded to questions from the floor.

Following the question and answer period, the floor was opened for nominations to run for the Board of Managers. The following individuals were nominated and placed on the ballot: Michael Block, John LeBlanc, and Richard Steinberg. Having received no further nominations, Michael Block, John LeBlanc, and Richard Steinberg were elected by acclamation for a three (3) year term.

Thereafter, there was an additional question and answer period at the conclusion of which the meeting was adjourned at 7:30 PM.

Respectfully submitted,

Laura Krasner  
Executive Vice President  
Orsid Realty Corp.