

# CSNCA October 24, 2020 (@ 10:00) – Summary

*Attendees: Jonathan Osborne, Joe Barone, Ken Sesko, Sheila Flannery, Tim Keys, Beth Veres and Kevin Quinn*  
*Guests: Earl Ley*

## **CSN Members – Decisions and Updates**

### *Buildings*

- Construction at Unit #29 (Heidi Cline) – The plans for the construction at Unit #29 were received on September 15<sup>th</sup> and approved contingent on Heidi signing an Indemnity Agreement releasing the Association of future maintenance and repairs for the renovation.
- The use of Marvin Windows and Doors was approved to provide members a wider range of options. Also, the Board discussed the use of other Doors and Windows from Pella than the Architectural Series. It is envisioned that this is the type of information that would be provided on the CSN Portal.
- Zip Lock Dry Deck System – Per the request, the submitted plans to install the Zip Lock Dry Deck System under the ceiling of the lower garden units were approved with the understanding that gray would be used and the cost and any future expenses for repairs and maintenance are the responsibility of the owners who chose to install the “system.”
- Primrose Hall Storage Units – The Board is exploring adding additional seasonal storage units in Primrose Hall for owners who do not have an existing garage and/or storage unit.

### *Landscaping & Grounds*

- FY19 Projects – Funds from last year’s budget that will be used to complete the plantings for the areas between the pool deck and lake and the retaining wall at the “Y.”
- Grinder Plantings – LPM is working with H&G to make sure the association is satisfied with the plantings around the grinder.

### *Pool & Beach*

- Protection of South Seawall – CL Fox will start the work on the rocky point and south seawall at the end of October to the beginning of November and the permitting has been completed with actual permit being issued in 6 to 9 months (given the backlog).

### *Financials*

- FY19 Annual Meeting 3-Year Comparison – Has been corrected and attached to Annual Meeting Minutes.
- FY20 Budget – With no increase in dues and the continuation of the 13<sup>th</sup> month payment for the capital fund, the FY20 budget is approximately \$190,000 (\$155,000 recurring maintenance & repair expenses, \$10,000 unexpected expenses and \$25,000 periodic maintenance & repairs and improvements).

### *Other*

- CSN Portal – A website is being developed for members to access CSN information with sections (e.g., New Member Information, Board Information, Document Library, Community Amenities, Community Updates, General Information and a link to maintenance requests) at an annual cost under \$400.
- Loan – In the coming months, members will have the opportunity to review, research, develop estimates and prioritize potential long-term improvement projects for the loan.
- Nominating Committee – It was agreed that a Nominating Committee should be established to determine future Board members at the Annual Meeting. Kevin Quinn will see if Kevin Cogan and Mike Colatruglio are interested in serving on the Committee to seek the interest of other members to serve on the Board.
- Gate Code – After Thanksgiving the gate code will be changed to 3690 (and additional notifications will be provided).