

CATAWBA SHORES NORTH CONDOMINIUM ASSOCIATION NEWS

Summer 2022

Volume IX, Issue II

It was a glorious feeling to arrive for Memorial Day Weekend at CSN and see the beautiful grounds, flowers and trees, and a pool that just sparkled. Thank you to all who were involved in making it happen!! We are truly blessed to have such a beautiful site to behold throughout the Summer Season. I know that each of you value the beautiful grounds, beach, and poolside accommodations that we enjoy. In order to maintain them throughout the years, each of us must take responsibility. I know that your efforts in this will be appreciated by all the condo owners and your guests.

Please remember as we begin our Summer 2022 Season that it is everyone's responsibility to ensure that the Common Courtesies are followed. Everyone will have a copy of 2022 Common Courtesies delivered to their unit, along with the leash policy and the appeal policy for leash infractions. If you do not receive these in the next week or two, please contact Ley Management. Remember, this is an association of 29 units, and each unit owner, along with any guests, must assume responsibility for following rules and regulations. There can be no exceptions.

All units should have received a leash policy and an appeal process for any violations of the leash policy. Please remember the leash policy that CSNCA has for the safety of all members. Please do not have any dogs on the lawn or any common areas without a leash and a responsible person must be with the dog. If dogs are on decks or patios, please have them enclosed with an approved gate or on a leash. There are no exceptions to this rule for anyone at anytime.

Also, as the summer holidays will be approaching, just a reminder every CSN owner has two designated parking spaces that match your unit number. If you have extra guests, the overflow parking is located in the front lawn section of Unit 29 in the roped areas. Also, if you are not going to be at CSN on a weekend or holiday, and do not mind, please allow your neighbors to use your designated parking spaces.

I hope everyone noticed the improvement to the pool. It looked great and was such a relief to cool off in over Memorial Weekend. Please do remember that if you have little ones swimming in the pool that are new at potty training or still in diapers to be sure they wear swimmie underwear with their suits. We want to ensure there are no accidents in the pool. It is a real challenge to all if we have any accidents. The pool needs to be shocked with chlorine and it is not able to be used for several days. Just a reminder to all.

The following is a summary of the most recent Board Meeting on May 25, 2022, which was a zoom meeting.

Summary of Minutes Catawba Shores North Condo Association Board Meeting May 25, 2022, Zoom Meeting 5:30 – 7:30 pm.

Present: Sheila Flannery, Kevin Quinn, Mike Colatruglio, Tim Keys, Ken Sesko, Earl Ley, for Ley Property Management, Beth Veres Absent: Joe Barone

Financials: Tim Keys reported bills have been paid and there were some unexpected expenses, including extra costs with the removal of the Hawthorn trees, 2 underground leaks and an increase this year in the gutter cleaning of about \$2,000. This created a deficit against the budget of about \$13,000, however, there is enough operating revenue to cover these expenses. There has been a problem with the front gate exit button and Earl will replace it with better quality.

Nominating Committee: Kevin reported there will be meeting with the members of the Nominating Committee after Memorial Day. Tom Frohman and Lee Ann Caswell have agreed to be members of this committee. Two renewable terms of 3 years are to be elected, currently held by Sheila Flannery and Ken Sesko.

CSNCA NOMINATING COMMITTEE AND BOARD ELECTIONS

The Catawba Shores North Condominium Association has established a Nominating Committee in accordance with the Association's Declarations and Bylaws. This committee will solicit and submit candidates for election by unit owners to the CSNCS Board of Directors.

Board member Kevin Quinn is the committee chair and committee members are Lee Anne Caswell and Tom Frohman. The nominating committee encourages every unit owner to consider service as a director. If you are interested in running as a candidate, or just have questions, please contact one of our committee members:

-Lee Anne Caswell-caswellpc@yahoo.com., 419-366-9997

-Tom Frohman-tifrohman@gmail.com., 330-323-3427

-Kevin Quinn-kquinn323@gmail.com.,614-296-8053

As all association members probably know, directors are fiduciaries. Consequently, association member who serve as directors are expected to:

- Listen to ideas and concerns of community members
- Always act in good faith and in the best interests of CSNCA
- Read, understand, support and abide by CSNCA's Declarations, Bylaws and Common Courtesies
- Review and understand CSNCA finance and financial reports
- Attend and participate in board meetings
- Serve on committees and work with other directors to protect, promote, and enhance the value and appearance of the Association's grounds, buildings, facilities and improvements

In summary, volunteering to serve as a director is an important responsibility and undertaking and hopefully personally rewarding as you serve the association, its members and your neighbors. The committee hopes each owner will consider serving as a director now or in the future.

More information about board elections for this year will follow in the coming weeks.
Have a wonderful summer!

Kevin reported that he has been meeting with the Association's insurance broker regarding renewal of our policy, along with getting additional bids from at least one other broker. Kevin would like to have our insurance broker present at the Annual Meeting to educate owners on deductibles.

OLD BUSINESS:

Reserve Study Update: Mike updated Board on the Reserve Study committee meetings and shared the Power-Point presentation given to the Finance subcommittee. Mike remarked that further research needs to be completed regarding the various options being explored for replacement of siding and trim and hopes to have figures to present at the next Board meeting. The Reserve Study was an important step for CSNCA to take to get a better understanding of the status of our beautiful campus we so enjoy. However, it is important for all of us to review the Study which can be found on the CSN website, since this study has some major improvements that will be needed to maintain the quality and the stability of our units.

Pool Repair Update: Ken Sesko congratulated Ley Property Management on their coating of the pool liner and getting the pool up and running by May 21, 2022.

Alteration Agreement Discussion: There was discussion regarding the Alteration Agreement that was put forward for Board approval by Mike Colatruglio. After much discussion, it was decided to table this agreement until next Board Meeting, since not all board members were present for the discussion and approval of this policy.

Amendments Update: Sheila Flannery reported that all amendments have passed. Sheila remarked that 28 out of 29 units voted on the Amendment Changes, which is outstanding. The final Amendment that passed was Amendment D, regarding insurance deductibles. The final changes and documentation will be completed by Kaman & Cusimano.

Leash Policy: Joe Barone added a "Right of Appeal" to our current leash policy that would allow owners to appeal within 7 days to a notice of a fine or violation regarding a pet found to be off the leash. A motion was made by Tim Keys and seconded by Beth Veres to accept and add this to our policy. 100% (5 out of 7 present) voted yes. Joe Barone and Kevin Quinn were absent from meeting and unable to cast a vote. The leash policy along with appeal process will be included in the Common Courtesy information given to owners with June invoices.

Painting of Garden Unit Building: Earl Ley has the painters scheduled for the first two weeks of June to complete the painting of trim work on the Garden Units. Weather last fall did not allow for painting to be completed.

COMMITTEE REPORTS:

Landscaping: The Board ranked landscape projects most helpful to improve community environment. The areas chosen in rank order were: Poolside beds, lakeside beds and trees at front entrance. The remainder of funds for this year's landscaping will be used before end of June.

Beach & Pool:

Railings were installed at the stairs going down to the beach, but they determined the railings needed to be longer. Earl and Ken will work on correcting the situation. Signage is still being done for beach.

Buildings:

Mike has talked with all owners in building 4 and they have agreed to put off the usual fall painting until more is decided about the replacement of siding and trim outlined in Reserve Study. Also, please find attached with this Newsletter a statement regarding improvements to flashings put together by Mike Colatruglio.

Social & Community: Sheila remarked it would be nice to have updates from committees for quarterly Newsletter. Sheila stated that after the Annual Meeting this year CSN will return to having appetizers & drinks poolside for social event.

The meeting was adjourned at 7:26 p.m. The next meeting will be July 9th, in person from 8-10 a.m.

On behalf of the Board of Trustees, we wish each of you and your families a safe, healthy and fun summer at CSN. We look forward to seeing everyone this summer enjoying our beautiful lake get away.

**CATAWBA SHORES NORTH CONDO ASSOCIATION
RECOMMENDATIONS FOR FLASHING IMPROVEMENTS TO CSN STRUCTURES**

FLASHING 101:

Proper flashing of doors and windows has changed greatly since these structures were built. Several Board members have been in a number of condo's and have seen many of the same leaks in the same areas. Therefore, the Board feels confident in recommending two area contractors (Ray Schaefer from Sandusky and Ben Kluding from Norwalk) who meet CSNCA standards of quality of product, a working knowledge of our leaks, the latest techniques to prevent leaks, and provide strong customer service. The Board has implemented a plan incorporating the information acquired, based on our due diligence, to assist unit owners by providing them with an explanation of techniques and photos of proper flashing to individual home owners who have made the decision to address these issues so that they may get a better understanding of what the process will look like. Please review these photos, and if you have any questions fell free to contact me I would be glad to provide assistance.

