

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, with 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. Therefore there is a deficit against the budget of about \$13,000, however, there is no problem with having enough operating revenue to cover increased expenses. There has been a problem with the front gate exit button and Earl will replace it with better quality.

Nominating Committee: Kevin reported that Kevin 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.

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 powerpoint 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.

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 determined they 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.

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.