

CATAWBA SHORES NORTH CONDO ASSOCIATION BOARD MEETING SUMMARY
ZOOM MEETING – June 28, 2021
5:30 – 7:30 PM

Members present for Zoom Meeting: Sheila Flannery; Joe Barone; Beth Veres; Ken Sesko; Tim Keys; Mike Colatruglio; Kevin Quinn and property manager, Earl Ley.

Sheila Flannery called the meeting to order at 5:30 P.M., and welcomed all members to the Zoom meeting and thanked Kevin Quinn for allowing the Board to use his account for Zoom meetings.

APPROVAL OF April 24, 2021 MINUTES:

No member had any changes to the last regular board meeting Minutes, which was a zoom meeting, on 4/24/21. The Board voted unanimously to approve the April 24, 2021 Minutes as written.

FINANCIALS:

Earl Ley reported that due to the transfer of funds approved at the February Board Meeting there was a large excess of funds in the net income. It was recommended to transfer the money back to the reserve fund, since once the Reserve Study is completed there may be large maintenance repairs needed. Therefore, the monies will be readily available for repairs.

NEW BUSINESS:

Update on Unit 29 Garage Repair:

The repairs to the garage have begun.

Changes to the CSNCA Amendments:

It was approved to have Kaman & Cusimano make additional changes to the CSNCA amendments regarding parking commercial or construction vehicles on the property of CSN for personal or business purposes. Joe Barone reported that Kaman & Cusimano suggested having a committee of several unit owners and board representation to review the recommended Amendments prior to the Annual Meeting to have further insight and recommendations to CSNCA at the Annual Meeting. Kevin Quinn will approach the Nominating Committee to see if they will fulfill this role.

Reserve Study:

The Board discussed the three proposals regarding a Reserve Study for CSNCA from: Miller Dodson Capital Reserve Consultants; Superior Reserve Engineering & Consultants and Reserve Advisors. Two points that attracted the board to Superior Reserve to do the Reserve Study are that they use Engineers in Structural Design and they were the only consultant group that actually goes up on the roofs to evaluate the structure. The Board voted unanimously to select Superior Reserve Engineering & Consultants.

Joe Barone agreed to call Superior and schedule the Reserve Study and the Board approved that the down payment be approved to allow Superior Reserve to move forward with the steps to begin the Reserve Study. Joe Barone reported that by Mid-August the inspection on the grounds would be completed and within 2 weeks after the inspection, a report will be given to the Board. This will allow the Board to review the report and have a report to give at the Annual Meeting in September.

Priority List for Strategic Planning:

After discussion, the Board decided to wait on the Priority List that was to be a survey to all owners to help develop a long range strategic plan for CSNCA until after the Reserve Study is completed in August. The Reserve Study will give valuable information to the Board and unit owners as to where the problems exist for long range strategic planning. The Reserve Study will be an excellent tool that can be used for future planning.

Leaks in Units:

Earl Ley had Ray Schafer who is a contractor in the area and installs windows for Marvin, Anderson and Pella look at some units that have had problems with leaks around doors and windows. Ray informed Earl Ley, Ken Sesko, Tim Keys and Mike Colatruglio that he felt that were issues with the caulking, design issues, and longevity of the cedar siding. Again, it was discussed that the Reserve Study will provide valuable information as to any structural issues.

Mike Colatruglio discussed that after the Reserve Study is completed and the Board is aware of any major or minor issues and the extent of maintenance for long range strategic planning, the Board may want to explore the possibility of a long range loan if interest continues to be low as an option to fund the plan.

Irrigation System:

There was much discussion on the current irrigation system and the growing maintenance issues with our current system. There have been multiple leaks discovered recently. A new pump has been installed. Ken Sesko reported that a Wi-Fi system can be added to the pump that will send alerts to problems resulting in different control zones. The cost of the upgrade would be an initial fee of \$1,200 plus a monthly fee of \$15.00 for the Wi-Fi capability. The Board voted unanimously to upgrade the pump to have the capability of the Wi-Fi notification for zone problems.

Leash Policy and Dogs:

The Leash Policy was distributed to all home owners. This policy pertains to all unit owners and their guests and must have leash on dogs when outside the units or gated in deck areas that they cannot get out. There have been several incidents with unleashed dogs, however, there was discussion with owners by board members that the leash policy had to be strictly followed.

COMMITTEE REPORTS:

Nominating Committee: The Nominating Committee has at least one unit owner, Tom Frohman, interested in running for an open Board position. Also, Mike Colatruglio is interested in running for his seat for the remainder of the term that ends in September 2022. The other two board members whose term will be up for election are Beth Veres and Ken Sesko. Kevin reported the committee is working on developing a ballot that will be available for members to vote at the Annual Meeting. It was discussed that a short biographical information sheet should be included with the Annual Meeting packet materials so all owners are familiar with persons interested on being on the Board and the talents they bring to the Board.

Landscaping: Beth Veres reported that the new fence on the North Side of the property line has been installed and looks beautiful. The Board again discussed the good neighbor attitude of Bill Riat the new neighbor on the North Side, who replaced the entire fence when construction workers damaged a section of the fence.

Beth reported that the bed has been completed at the crossroads when entering CSN. The irrigation heads are working and most flowers survived the terrible storm at end of May. Beth reported that the trimming was completed and there was a large staff to complete this project. Beth reported that hydrangea plan will be planted near Wehri unit.

Pool & Beach:

Ken reported that the new reinforced break wall is working and its effectiveness was readily noticeable during the gale force winds during the storm at end of May. Ken reported he would still like to see a ramp to the beach for handicap accessibility.

Ken reported that he is looking at a Disney idea that uses fish line to deter birds from defecating in certain areas. Ken is looking at this option to deter birds from defecating in the pool.

Ken also reported that new slings will have to be purchased for pool chairs, most likely, in 2023. Ken reported that the entrance gate to the pool has been fixed.

The Board Meeting was adjourned at 7:30 P.M. The next meeting is scheduled for August 7, 2021 at CSN at 8:00 AM.

Respectfully submitted by Sheila Flannery, Secretary