

CATAWBA SHORES NORTH CONDO ASSOCIATION
BOARD MEETING MINUTES SUMMARY

January 22, 2022

8:30-10:30 am via Zoom

Present: Sheila Flannery, Kevin Quinn, Beth Veres, Tim Keys Mike Colatruglio, Ken Sesko, Joe Barone, Earl Ley.

FINANCIALS: Our net income is -\$15,284.00 due to expenses this year including legal fees, the reserve study, tree cutting and seeding and garage. Dues coming in January will help offset this negative.

RESERVE STUDY: Sheila shared progress on putting together a committee of unit owners and board members to review, analyze and implement a strategic plan to address the repair, renovations and replacements of projects in the study. This committee would be chaired by Mike Colatruglio and thus far include Brian Flannery, Rich Veres, Lisa Peterson, Tom Frohman and Bill Caswell. After further discussion, it was decided to have a special meeting on Wednesday January 26th to determine the final structure of the Reserve Study Committee that will address various projects such as Finance; technology; pool/beach; grounds/landscaping; buildings; and insurance/legal.

Update to the special Reserve Study Meeting on 1/26/22: The Reserve Study Committee the Board representing each of the following areas of focus: Finance/Strategy; Association Insurance/ByLaws & Amendments; Internet Technology; Pool; Irrigation System; Decks/Painting; Siding/Zip system/Tyvek Home Wrap; Schill Landscaping Contract; Windows/Door Replacements. Board members will be a part of each of these focus areas, along with unit owners who have shown an interest in being a part of the Reserve Study Committee. Mike Colatruglio will chair the and oversee the focus areas for any support or any resolutions that may need further discussions. Any unit owner who would like to be a part of any of these focus areas, please contact Mike Colatruglio.

Amendment changes: A total of 25 ballots were returned. Sheila Flannery reported that the only Amendment that did not pass with 75% voting yes, was Amendment D which had to do with insurance deductibles. Kaman & Cusimano will complete the changes and submit all documents needed to finalize the changes.

PAINTING OF THE GARDEN UNITS: Due to weather and shortages in the paint, all the painting was not completed and the fall and will be completed in early spring.

COMMITTEE REPORTS:

LANDSCAPING: Beth Veres reported that the two Hawthorne trees were removed in front of Unit 3 and Unit 4. The stump was not removed due to the fence and will be done at a later date.

Reseeding has been complete in the main common area and near entrance where water line was repaired last spring. Earl reported that the repairs to the irrigation system and the new pump

purchased will not require that a new irrigation system be put in the next year. There will be a Wi-Fi alert system that will be managed by Ley Management for any leaks in the system, and a sensing system for when watering is needed.

POOL/BEACH: Ken reported on repairs needed to the Diamond Brite finish of the pool. Ken will continue to get quotes for the best and most cost effective way to fix this problem. There was discussion of the algae that has been on the sides of the pool. More movement in the water was brought up as something to help as well as using a paint with an algaecide. Earl Ley also stated that possibly increasing the chlorine or bromide amount in pool will cut down on the algae.

BUILDINGS: Several units have had problems with leaks and have been related to flashing and improper installation of windows & doors. Further discussion and research is being done on this issue and more information will follow.

NOMINATING & INSURANCE: Kevin Quinn has been in contact with our insurance broker and will reach out to a couple other insurance brokers for other quotes on Association Insurance. Kevin is looking at deductibles and how CSNCA can best be served in this area. Kevin is trying to have CSNCA insurance broker be present at annual meeting to educate and answer questions as the amendment which deals with deductibles did not pass and there may be some confusion.

SCHILL CONTRACT: Joe Barone and Beth Veres will work with Jerry Schill prior to the renewal of contract in April 2022.

The Board decided to have Tim Keys look into a Zoom account for virtual meetings for board and committee members. Tim will research and report back to board.