

CATAWBA SHORES NORTH CONDO ASSOCIATION BOARD MEETING SUMMARY
APRIL 6 2002 via Zoom Meeting

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

Meeting began at 5:30 pm via Zoom invitation provided by Ley Property Management.

Financials: Tim Keys report a \$20,000 deficit due to leaks that had to be repaired in several units and a main water break that occurred this past year and \$4,000 that was allocated for repairs to the lighting system.

Reserve Study: Mike Colatruglio reported that subgroups have been formed with board members chairing the subgroups. Unit owners that have expressed interest in participating in subgroups have signed up for areas of their interest and talents. Board members will begin to contact owners to participate in meetings.

Mike talked about 6 areas of topics related to the Reserve Study that will be researched and evaluated over the coming year:

- Garage doors: The Board reviewed the applicable provisions of the By-Laws and Articles of Declaration regarding the responsibility for garage doors. After much discussion, it was decided that individual unit owners are responsible for the repair, maintenance and replacement of all garage doors. The Board will establish guidelines for brand, style, color and timing for repair, maintenance and replacement. This will be provided to all owners once these guidelines are established.
- Handrails on beach steps. Ley Property Management will install aluminum anchored railings to the steps to the beach for a cost of \$650.00 per railing. The Board felt once this was addressed in the Reserve Study it was a safety issue that was brought forward that needed resolution for the safety of all members and CSNCA. They will be installed by Memorial Day.
- Indoor Alteration Policy was discussed that owners would provide the Board plans, drawings, contractor names and information, etc. prior to a project beginning. The Board will have further discussion regarding this policy over the coming months.
- Siding. The Reserve Study addressed that the cedar siding may need to be addressed in the coming years and may be a significant financial expense. Further discussion will be needed regarding this issue and will be an area that the Reserve Study sub-groups focus further research.
- Technology: Ken Sesko is exploring internet opportunities for the entire campus. Ken reported there may be opportunity for significant savings to owners using the opportunity for campus wide volume for internet, cable and wireless service. More to come on this issue.

- **Painting/Decking:** Research is being done on the possibility of composite decking for many of the units. It would only involve the flooring of the decks, not sides and rails. This will be an issue that will be discussed over time with the Reserve Study sub-groups.

Schill Contract: Beth Veres and Earl shared that the contract is set to go with Schill for the new season. Kevin Cochran will be the person in charge of CSN and will work with the landscaping team to ensure that work is done according to plans.

Amendment Changes: All the amendment changes passed with a 75% majority, except Amendment D which had to do with the insurance deductible. Kaman and Cusimano has prepared the paperwork and it has been signed and notarized as needed and the changes will be made accordingly. Kevin Quinn is working on ideas to better educate owners on Amendment D so they will better understand this issue and possibly reintroduce this Amendment change at the Annual Meeting.

Update on painting of Garden Units: The painting of the Garden Units will be completed in early Spring, as soon as the weather is warm enough and there is a period of time without rain in forecast.

Committee Reports:

- **Landscaping:** The planting of flowers will occur before Memorial Day. The irrigation system will be tested and Earl is expecting it to be ready and working properly.
- **Beach/Pool:** The Board approved for Ley Property Management to repair and resurface areas of the pool that are needed with Diamond Shield at a cost of \$2,500.00. There will be a new chlorinator purchased and signs will be placed on beach to swim at your own risk. LPM will do the beach clean up in early spring. Ken will contact fishing company that puts out nets to clean up dead fish and birds on beach.
- **Buildings:** There have been multiple units with water leaks related to installation of windows/doors. This is being investigated by Mike C. and other board members and contractors for better solutions to this problem as we move forward to permanently correct these problems.
- **Nominating Committee:** Kevin Q. will work with the Nominating Committee for the 2022 elections that will occur at the Annual Meeting. Tom Frohman and Lee Ann Caswell will be on the Nominating Committee. Sheila Flannery and Ken Sesko are up for election this year.
- **Social/Communication:** Sheila Flannery is continuing to send out a Newsletter with the quarterly invoices. Please send information for any information that owners would like to have in the Newsletter.
- **Other:** Due to the large amount of information that will need to be processed for the Reserve Study, Mike C. asked to have additional Board Meetings this year even if by zoom. The possibility of additional meetings in June and August will most likely occur.

The meeting was adjourned at 7:27p.m. Respectfully submitted by Beth Veres, Secretary.