

**Catawba Shores North Condo Association Board Meeting  
Minutes for April 6, 2022 Zoom Meeting**

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

The Zoom meeting was provided by Ley Property Management and began at 5:30 p.m.

(Previous minutes were not approved)

**Financials:** Tim Keys reported there were expenses with unit leaks and a main water break this last year that have put us behind \$20,000.00. An additional \$4,000.00 in electrical work on lighting has contributed to this deficit. Earl was asked if the gas leak repair had caused the electrical repairs, which was not the case. There continues to be a gas smell in the area outside Caswell's unit. The gas company came out and did not report an issue. Earl mentioned that the gas smell is more prominent in dry weather as wetness on the ground tends to suppress the smell into the ground.

**OLD BUSINESS:**

**Reserve Study Update:** Mike Colatruglio reported that subgroups have been formed with board members leading and interested unit owners placed where they had interest. An email was sent out 4/6/2022 with that information and subgroups can begin meeting. Mike thanked all for their support.

Mike C. talked about 6 topics of interest related to the Reserve Study which are being researched at this time:

**Garage doors:** The Board reviewed the applicable provisions of the By-Laws/Decs regarding the question raised regarding responsibility for garage doors. After discussion, the board agreed that the provisions stating that units include doors, that the garages are Limited Common Areas with usage reserved to the unit owner and that individual unit owners are responsible for the repair, maintenance and replacement of **all** doors is unambiguous and includes garage doors. We then concluded that we will establish guidelines for brand, style, color and timing for repair, maintenance and replacement and once completed, provide those to all owners.

**Handrails on Beach steps:** Ken S. shared that LPM is able to install aluminum anchored railings to the steps to the beach for \$650 per railing. This was a safety issue that needed to be addressed according to the Reserve Study. Mike motioned to have LPM install the railings. Tim K. seconded the motion. Earl agreed to have them installed before Memorial Day.

**Indoor Alteration Policy:** Mike C. stressed the importance of having a proper association building policy. The Board should be provided in advance any plans, drawings, contractor

information, etc. Mike also listed areas in a document outlining areas that need approval before a project begins. A form has been created and more will be discussed. Tim K. suggested we try to develop a schematic of gas and electrical inputs throughout our buildings as well as find interior/exterior plans that might exist of the units.

Siding: Tim K. shared information he has researched on updating our siding. He has collected samples and Ben Kluding is doing an estimate(aerial view) to see how much siding one building would require. Further discussion will follow if this would be paid through dues, a loan,etc.

Technology: Internet opportunities are being explored by Ken S. and others as to how we might combine to keep costs of internet/cable down as well as possibly upgrade to 5G. Spectrum will not be our only choice as 5G is coming through Verizon and will be more competitively priced. Possible bundling with Catawba Shores South was also discussed. Ken S. will continue talking with CSS.

Painting/Decking: Research is being done on composite decking which would not require painting. At this time composite railings are not attractive. Sheila mentioned that the Garden Units would not be able to replace the decking in the same way due to the way those units were constructed. Mike C. acknowledged this and suggested that plans would need to include ways to offer composite decking for those units.

**Schill Contract:** Beth V. and Earl shared that all is set to go with Schill for the season. Beth will meet with Kevin Cochran this month with specifics but Earl has already confirmed with Kevin what is expected. Earl will ask Jerry Schill about the difference in cost of the mulches discussed at the January meeting as well as the two added insect sprays.

**Update on Amendment Changes:** Confirmation is still needed from Stephanie if all has been received, but all has been sent back to Kaman. Sheila will drop off the latest document to Tim K to be posted on the website.

Kevin Q. asked about Amendment D, which did not pass. 20 votes were Yes. 5 were No. He would like to follow up with the 4 units that did not vote. His own recent experience with an insurance claim has shown the importance of educating unit owners and getting this amendment passed.

**Painting of Garden Units Update:** Weather will determine when the painting is completed, but is scheduled. Mike C. stated that the painting order was updated for planning purposes as it relates to the decking/painting discussion. Building 4 is next to be painted.

## **NEW BUSINESS:**

Earl has quotes for dirt and seed to level out the common area grass and areas that had grubs and army worms. Sidewalks will be evaluated in April for repair. A fee increase needs to be reviewed at the next meeting.

## **COMMITTEE REPORTS:**

**Landscaping:** Flowers to go in before Memorial Day. The irrigation system will be tested in April to be ready. Further review of financials needs to occur before the Board can commit to finishing beds at pool/lake, trees along route 53. \$4,000 has been budgeted to Landscaping this year, but may need to be used elsewhere.

**Beach/Pool:** The Board approved for LPM to resurface the pool with Diamond Shield for \$2500, which is half the cost of other quotes. In addition, \$500 was approved for a new chlorinator, \$1300 for the aluminum anchored railings to each beach staircase and \$160 for signage needed down on the beach.

Tim K. brought up the debris and spring clean up. LPM will be doing the clean up as scheduled. Ken S. will contact the fishing company(nets in front of CSN) to clean up dead fish and birds currently on the beach. Ken suggested ideas for keeping the birds away from the pool.

**Buildings:** Mike C. asked Kevin Q to share about the leak in his unit. Kevin's leak was caused by an outside issue that resulted in inside damage. A final determination of the cause of the leak has not been made. It appears the leak is related to the sliding door/stationary window being installed over the shake shingles and not cut in as well as from the decking joists. Kevin's damage inside is covered by his personal insurance. However, our bylaws indicate that the interior damage is also a covered peril which results in a potential claim under our CSN insurance and the association could be responsible for the deductible up to \$5000. This is a potential duplication of insurance. Approval of Amendment D to our bylaws would minimize cost to the association and better align with unit owner's maintenance and insurance responsibilities.

**Nominating Committee:** Kevin Q. has put together the Nominating Committee for 2022. Tom Frohman and Lee Ann Caswell have agreed to participate. Up for reelection this year are Sheila Flannery and Ken Sesko.

**Social & Communication:** Sheila would like more information for the newsletter. The next newsletter is due the first week of June.

**Other:** Mike C. asked to have more meetings added to the schedule as the Reserve Study demands more of our attention. Sheila will send out possible dates for meetings in June and August. Mike C. mentioned to everyone that Kaman continues to offer valuable online webinars for our continued professional growth as Board members.

The meeting was adjourned at 7:27 p.m. The next meeting will be May 21, 2022(in person) from 8:30-10:30 a.m.

Respectfully submitted by Beth Veres, Secretary

