

CATAWBA SHORES NORTH CONDO ASSOCIATION BOARD MEETING SUMMARY  
ZOOM MEETING – August 7, 2024  
8:00 – 10:00 A.M.

**Members present** on Zoom Call: Sheila Flannery, Ken Sesko; Tim Keys; Mike Colatruglio; Kevin Quinn and Beth Veres. Earl Ley, Manager of CSN, joined meeting at 9:00 am.

**Absent:** Joe Barone

Sheila Flannery welcomed all members to the Zoom meeting and thanked Kevin Quinn for allowing the Board to use his account for Zoom meetings.

**APPROVAL OF JUNE 28, 2021 ZOOM MEETING:**

There were no changes to the Minutes of the June 28, 2021 Zoom Meeting. The Board voted unanimously to approve the February 27, 2021 Minutes as written.

**REVIEW OF MANAGEMENT CONTRACT:**

The majority of board agreed that after the new elections following the Annual Meeting September 11, 2021 the management contract will be reviewed with Schill & Company. Ken Sesko agreed to set up a meeting with Jay Schill and the Board of Trustees at the end of September either in person or via zoom. Over the next fiscal year there will be further discussion and research of all options available for CSNCA management contracts. There was discussion to develop a committee of the Board to research this important topic.

**Annual Meeting:**

It was agreed by all board members present that Annual Meeting will be September 11, 2021. It was decided that due to Covid 19, that meeting will be outside near Primrose Hall in grassy area. The meeting will be from 3:30 pm to 5:30 pm to allow time to cover all information and allow time for questions. A preliminary agenda was approved by all board members. All agreed to get all information to Earl Ley for making copies of items to be in the Annual Packet by August 10, 2021 to allow time for information to be copied and processed for mailing by August 15, 2021.

It was decided by majority of board that due to Covid concerns there will be no appetizer and refreshment get together after the Board Meeting.

**FINANCIALS:**

Earl Ley reported a Year to Date Net Income as of June 30, 2021 of \$28,088. Tim Keys reported on the Pie Chart that is on the CSN website with all monthly financial statements. Earl reported that \$30,000 cash was transferred from the reserve fund to pay for the break wall expense.

Earl stated that the financials are all on the CSN website for review. The 3 year review of budgets will be mailed with packet of information to unit owners for the Annual Meeting in September.

**LANDSCAPING COMMITTEE:**

Beth Veres reported that the Landscaping Committee have worked very hard to improve the landscape and environment at CSN. Beth reported that John Newlin from Quality Irrigation, not responsive to concerns regarding watering of grass and flowers.

There was discussion if a complete irrigation study had been completed. Earl Ley reported that no this has not been completed.

**NOMINATING COMMITTEE:**

Kevin Quinn reported that there is a contested election for Board open positions for the Annual Meeting, September 11, 2021. The unit owners that will be on the ballot this year are: Beth Veres; Ken Sesko; Mike Colatruglio (finishing a one year term which he was appointed to in 2020) and Tom Frohman. Kevin reported that he consulted with Kaman & Cusimano and the 2 candidates receiving the most votes will be elected to a 3 year term. The candidate receiving the third highest vote will finish out a final year of a term that expires September 2021.

The Board reviewed a ballot sample provided by Kaman & Cusimano. Kevin Quinn stated that a write in option should be added to the sample ballot. All board members present approved the use of this ballot with the write in in option for voting for board candidates at the election at the Annual Meeting September 11, 2021.

**POOL & BEACH COMMITTEE:**

Ken Sesko reported that recommendation has been made to place a lifesaving ring on a post on the beach in case needed in emergency situation. Ken will research the cost of adding a life ring at the beach. Ken also suggested there be a sign at beach similar to the pool that you swim at your own risk. Ken Sesko recommended that when there is a broken chairs at pool area to put the broken chair near the gate so the pool maintenance crew would be aware of the broken chair and take to Primrose Hall. Sheila Flannery noted that this will be added to Newsletter that goes out with fall invoices.

**BUILDINGS:**

Unit 29 garage repairs have been completed. The final caulking was completed and the vendor talked with unit owner. Mike reported that the Garden Units are the scheduled building for painting that will begin the week of September 13, 2021, weather permitting.

**Changes to the CSNCA Amendments:**

Kaman & Cusimano drafted amendments necessary to implement the Ohio Condominium Act Board powers under Chapter 5311 of the Ohio Revised Code. This code authorizes the Board, without the vote of unit owners, to amend the Declarations and Bylaws to bring them into compliance with Chapter 5311. In accordance with the Ohio Condominium Act, a motion was made that these amendments be enacted and recorded. The motion was seconded and passed by a majority of Board members.

The Board approved 8 of 9 Amendments that Kaman & Cusimano drafted after reviewing the Declarations and Bylaws of CSNCA to improve and strengthen our condo association based on their years of expertise and pertinent case law in condo associations. The Amendments with a corresponding explanation for the reason for changing and consent vote will be sent in the Annual Meeting packet. A representative from Kaman & Cusimano will be present at the Annual Meeting to assist with questions regarding the amendment changes.

**Reserve Study:**

Tim Keys reported that the Reserve Study will be completed by Superior Reserve on August 17<sup>th</sup>. Several board members will be present, along with Earl Ley for the site visit on August 17, 2021.

The Board Meeting was adjourned at 10:07 A.M. The next meeting of the Board of Trustees will be October 2, 2021.

Respectfully submitted by Sheila Flannery, Secretary