

CATAWBA SHORES NORTH CONDO ASSOCIATION
BOARD MEETING SUMMARY
FEBRUARY 27, 2021 – ZOOM MEETING
10:00 AM TO 12:30 PM

Members present: Members present on Zoom Call: Kevin Quinn, Joe Barone, Tim Keys, Beth Veres, Ken Sesko, Mike Colatruglio, Sheila Flannery, Earl Ley, and invited guest Jeffrey Kaman from Kaman & Cusimano Law Firm.

As reported in the last board meeting, the board made the decision to use Kaman & Cusimano Law Firm for guidance and legal issues for CSNCA. This law firm only represents condo associations. It provides extensive education and resource opportunities for its clients through their ATLAS internet program. Also, it provides its newsletter which you all should be receiving called *The Kaman Report*.

At our February 27, 2021 Board Meeting, Jeff Kaman from Kaman & Cusimano was invited to join the meeting to discuss issues that have arisen over the past year. Some of those issues which were discussed were:

- The validity of CSNCA Board – Jeff stated since no objections were brought up at past Annual Meetings, and the board members were an and brought forward for a vote at the Annual Meetings, the board was valid.
- There was discussion as to processes that will take place at our Annual Meeting in September to clean up and finalize issues, concerns and questions.
- Discussed insurance for board, committee members and CSNCA insurance. This will be further researched by Joe Barone and Kevin Quinn with the assistance of Jeff Kaman.
- Discussed benefits of a Reserve Study. Jeff Kaman will provide to Joe Barone and Earl Ley names of vendors/organizations that can provide proposal for completing a reserve study. The Board will review this information and make a decision with goal to have a reserve study completed and able to discuss at our Annual Meeting September 11, 2021.
- Will review documents, by-laws and determine any changes or improvements that may be needed through changes or new amendments that will need to be presented at the Annual Meeting to ensure that CSNCA is solid in its legal documents and guiding rules and regulations for the present and into the future.

Financials: The January 2021 financials are posted on the CSN portal site. The January net income is \$5,133.00 with retained earnings of \$17,950 and total capital income of \$147,656.

Buildings:

- Unit 11 and Unit 22 have leak issues. The Roofing Company looked at Unit 22 and determined the issue was a siding problem. The garden units do need to have cedar siding replaced on South side of building the total cost for this project is \$25,000.
- Unit 11 will have a vendor (Ray Schaffer) examine the problem and determine what will be cost to repair and fix this project. After further research and data is received this project will be discussed and what is plan to resolve issue at the April Board meeting.
- Unit 29 garage has siding and the window that needs to be replaced. Further bids will be obtained on this project with a decision to be made at the April meeting for the time frame and vendor to repair and complete this project.

- Anderson A series is approved to use by all unit owners as an option for window or door replacements. Pella is still an option for unit owners but be sure to contact the Toledo Office for service.
- Bill Riat, new neighbor on the North side of CSN, had damage done to the picket fence on the North Side of property during construction of his new home. He has agreed to replace the entire fence on the North side of CSN property line and he will pay 100% of the cost. The new fence will be a top of the line vinyl fence, Remington style, by Digger Specialties. The Board agreed to this proposal since the fence was deteriorating and had been damaged during the construction. This will give a nice look to our North side and give us all the opportunity to review and see how the vinyl fence holds up.

Landscaping:

- The \$4,000 that was allocated from last year's budget for landscaping that was not spent, will be used by the Landscaping Committee for the electrical box area.
- It was decided that using 2 different vendors, one for landscaping and one for lawn, was not the best interest for CSN. Beth Veres and Earl Ley feel that Schill will do a good job with both landscaping and lawn for this 2021 season. Mr. John Newlin owns Quality Sprinkler System and Schill uses them for their irrigation services and Beth Veres will work with John Newlin to evaluate CSN needs and develop a plan and proposal for meeting our irrigation needs.

Nominating Committee:

- Sent a communication to all unit owners encouraging them to consider being a part of CSN board.
- Will send another communication, since there was no response to first, and also call all unit owners to encourage them to serve on the Board.
- There will be two positions open for the term 2021-2023 and one position for the remainder of term from 2021 to 2022.

Changing Roles of Board Members:

- Mike Colatruglio will be Chairman of Buildings.
- Joe Barone will be Chairman of Special Projects

Future Meetings:

- April 24, 2021 (Zoom Meeting)
- June 29, 2021
- August 7, 2021
- September 11, 2021 -- Annual Meeting