

North Point Condominium Association

ANNUAL NORTH POINT ASSOCIATION MEETING

JUNE 20, 2022

Gallo's Italian Villa, New Castle, PA

Owners in Attendance:

Abraham, Joe & Andrea	Devido, William & Paula	Pollen, Randy & Betty
Aven, Kim	Greer, John & Debi	Porada, David
Beach, Roberta	Hall, Cynthia	Prokopchak, Steve & Sandra
Bonk, Nancy	Lebby, Jean	Russo, Paul
Bordonaro, Amy	Massaro, Patrick & Robin	Stephenson, Betty
Boyles, Eleanor	Miller, Marie	Veri, Shirley
Brooks, Ralph & Pattie	Mooney, Randy & Anna Mary	Young, Linnea & Beth Cervola
Clifton, Ken & Arlene	Paglia, Lucian	
Cunningham, R. David & Linda	Perkins, Russ & Dorothy	

Ken Clifton, Board President, called the meeting to order at 7:15 p.m. Ken welcomed all and thanked everyone for attending. He thanked Nancy Bonk for handling the arrangements for the annual meeting. Ken introduced the Association officers. He explained the Association used to pay for open bar for half hour in previous years but not everyone drinks, so this year the Association subsidized 2/3 of the meal cost.

He welcomed new residents, Joe and Andrea Abraham, Amy Bordonaro, Cynthia Hall, Randy and Betty Pollen, Paul Russo. He also introduced Linnea Young and Beth Cervola who will be residents as of July 8. New residents Evan Volpe and Michelle Colaizzi had planned to be here but were unable to attend.

Ken also mentioned that Randy and Anna Mary Mooney are leaving North Point to be near their daughter in Texas. We will miss them at North Point – they were wonderful neighbors. Their condo sold the same day in was put on the market and Ken feels the updated entrance was partially responsible for the quick sale. Randy Mooney addressed the group to express their sorrow at leaving North Point.

Ken explained that the new entrance walls were made possible through a donation by Bill and Paula Devido. Bill came to us to suggest the update and told us he would supply the materials if we would pay for installation. We had to wait a year due to budgetary reasons. This year we could afford to do the work. The entrance is beautiful and was labor intensive to design. We appreciate all the time, material, and work Bill into beautifying our entrance. We owe the Devidos a ton of gratitude and thanks. The lights are also new on the columns, but they need more work to secure them to the posts. We plan to add additional lights on the columns on the other ends of the walls.

Steve Prokopchak has been on the board for 19 years. He is leaving the position on the board but will still work on our insurance issues. Steve has been instrumental in acquiring insurance providers for the Association at fair prices. We thank him for his work on our behalf. Ken advised that Ralph Brooks has expressed interest in serving on the board. Dave Cunningham made the motion to add Ralph to the board, seconded by Robin Massaro. The motion was voted on and passed.

Russ Perkins, Treasurer presented our financial information.

Ken advised that our funds are healthy, but we have several large projects this year. We will need to prioritize this work to keep in budget.

We addressed and fixed drainage issues at Building 1 which was putting mud in the garage. We also had two waterline breaks. One needed fixed under the road which was very costly. We have many drainage issues and address them as funds and time permits.

This year we are replacing the roof on Building 3, which is the last roof to be replaced, replacements have cost between \$30,000 and \$35,000 each. With the roof replacements completed, we should be able to free up some money for some of the requests from residents that we have had to put on hold.

Paving repairs are needed on two driveways - Building 19 where large garbage trucks and maintenance trucks have damaged the surface since they need to use the driveway to turn around at the end of Trillium and at Building 1 where we cut across the drive to correct a drainage issue.

The annual work planned consists of having about one third of the driveways sealed this June, two applications of pest control at all buildings (spring and fall), painting of Buildings 1, 2 & 6, and tree trimming that needed to keep tree overhang away from roofs to keep them dry. We spend in the neighborhood of \$20,000 annually on tree trimming. All of this is in addition to the normal mowing, snow and leaf removal.

These are the projects that go into the determination of the amounts of maintenance fees. We work hard to keep costs low and want to ensure that we do not have to require additional assessments for these large projects as some of our neighboring Association have had. Ken thanked all residents for patience for their request. We do not want to borrow money for the wish list – will hopefully get to many of the next year.

Arlene Clifton and Debi Greer (Santa and Elf) had the idea to visit residents with gifts of chocolates on Christmas Eve. Residents were welcoming and appreciated the visit and goodies, and Santa and Elf had a great time. We can probably expect to see them again at the holiday.

John Greer commended Ken for his work as president while traveling 80% of the time for work. Through the good work he does - he stops us from being *disgruntled* and allows us to be *gruntled*.

Bobbi Beach asked about cleaning her patio after gutter cleaning. Ken addressed the same issue with debris at another condominium and asked Mike Nicholson not to clean gutters when there is dormant water in the gutters, but to wait until the water is gone before cleaning gutters to cut down on the debris and dirt caused by the cleaning.

Eleanor Boyles asked about dead shrubs in front of her condo. Ken will have Mike look at her condo shrubs and remove any that are dead.

Linda Cunningham commented on the level of maintenance fees. They may be more than we would like but some condo associations have to pay for their own roofs or are being assessed a one-time fee for large expenditures. Ken agreed and explained that lenders send him an 8-page questionnaire when a potential resident is applying for a loan and one question is when is the last time you had an assessment? Our answer is not in 20 years. They also ask about our reserve fund amounts. North Point does not pay Management Companies do field resident calls or do the administrative work – we do it all in house with a volunteer Board. Our healthy financial position makes it easier for buyers to get loans to buy into North Point.

Kim Aven made a motion to adjourn the meeting, Dave Cunningham seconded the motion, and the meeting was adjourned at 7:55.

Respectfully Submitted,
Nancy Bonk, Secretary

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