

North Point Condominium Association

29th ANNUAL NORTH POINT ASSOCIATION MEETING

JUNE 17, 2019

Avalon Field Club, New Castle, PA

Owners in Attendance:

Aven, Kim	Greer, John	Paglia, Lucian & Jean
Ayres, Joyce	Kalajainen, Jeanine	Pelini, Richard & MaryLou
Beach, Roberta	Lebby, Jean	Perkins, Russ & Dorothy
Bernardi, Ronald	Lepre, Lisa	Prokopchak, Steve
Bonk, Nancy	Marino, Joe & Katie	Preston, Shirley
Boyles, Eleanor & Guest	Massaro, Patrick & Robin	Uberti, Pat & Guest
Clifton, Ken	Miller, Marie	Veri, Shirley
Cunningham, R. David & Linda	Mooney, Randy & Anna Mary	Vogt, William & Phyllis
Devido, William & Paula	Neff, Donna	Welker, Cindy

Ken Clifton, Board President, called the meeting to order at 6:30 p.m. Ken welcomed all in attendance and thanked everyone for attending and thanked Kim Aven for arranging the annual meeting venue and for the flyer she produced for the meeting. Ken introduced Paula and William Devido and Jeanine Kalajainen who were attending their first annual meeting.

Russ Perkins gave the Treasurer's report of all accounts for the Association. Our funds are healthy but we have several large projects this year.

Two large expenditures include buildings 11 and 18 getting new roofs this year. Russ explained that we also had to pay a substantial amount of money twice due to owner negligence for pipes that burst in cold weather. Ken reminded everyone to turn off the water and drain the water lines before leaving their condos for any length of time. Ken explained the insurance companies concluded that it is the responsibility of the Association for the damage due to pipe issues in the limited common areas such as the attics. This presents an issue because the attics are where our one floor units' furnaces are located and using this logic would make the association responsible for those furnaces. This has not been practice with regard to furnaces and no one wants the association to pay for such individual units expenditures. The insurance companies cited the PA Uniform Condominium Act which states that Associations are responsible for the limited common areas and contents unless the particular Association's Declaration states differently. Ken is recommending that we change our Declaration which will enable us to supersede the PA regulation to clearly state that items that serve only owners' units such as water pipes and furnaces are the responsible of the owner and owners are responsible for pipes and water damage. The Board has the ability to make this change and amend the Declaration and plan to have it completed very soon.

Steve Prokopchak is looking into Insurance Companies that will work with us on this matter. So the association doesn't have to pay for owner's pipes.

Linda Cunningham compared the replacement of a heat pump and furnace which serves only one condo to this situation in support of this change.

Ron Bernardi mentioned it might be advantageous to contact insurance companies to be sure owners are covered once this change is made.

Ken talked about the various other expenses associated with maintenance of the Association including snow removal, picking up sticks from the tree debris, and mowing. Ken has been questioned as to why we mulch before all the debris is down from the trees. The reason is that there were complaints when we waited so now we mulch early.

Ken explained we have a water issue on the lawn at Building 1. Tom Finley has given us a three-stage plan to fix this issue. The plan at this point is do this repair in stages. The first stage will cost \$15,000. The Board is prioritizing the roof replacements as they continue to evaluate the water problem. Randy Mooney asked if we had an engineering firm look at the situation to determine the best plan of action and to provide a comprehensive plan for the areas in the Association. Randy said he understands Taylor Engineering does this type of work. Ken said he would look into Taylor Engineering.

Ken reminded that he sent an email out to the residents to see if there was any interest in installing gas lines at North Point. The gas company is willing to put the gas lines in North Point at no cost to the association if there is enough interest from the owners. The owners would be responsible for individual hook-up fees. Ken asked for a show of hands of those interested. A few residents raised hands.

Ken advised that the association has purchased subsidence insurance for our property as an Association.

Anna Mary Mooney commended all board members who give their time to serve the community.

Ken asked for issues from the floor. Linda Cunningham raised the question of how we handle condos that are vacant for long periods of time with regard to access to the units. She suggests that we put a clause in the by-laws that protect the other residents/units in the same building. Randy Mooney and Robin Massaro supported the suggestion. Ken agreed to look into changing the by-laws and asked those in the discussion to send him an email with suggestions of how this should be stated.

Randy Mooney asked about a contract with Comcast that he understands another Condo Association has that will reduce rates. Ken will look into this matter.

Lucian Paglia commended Dan Nero for being responsive and for his respectful attitude and the way he handles issues.

Eleanor Boyle made a motion to adjourn the meeting, Donna Neff seconded the motion and the meeting was adjourned at 7:47.

Respectfully Submitted,
Nancy Bonk, Secretary

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Other Important Resident Information Available on: NORTHPOINTLIVING.COM