

Minutes of the Board of Directors
Cantamar at Morningview Condominium Owners' Association
May 24, 2023

Attendees;

Carroll Bruner President, Carmen Burrows Vice Present Wayne Swartwood, Treasurer;
Gary Bender Secretary, CJ Straight Director: Bill Liepis Director
Regina Davis Managing Agent: and Ridgley Kraus from Diamond running the zoom portion of the meeting.

Homeowners' forum –. Carroll opened the meeting at **5:30pm** and welcomed everyone in the room, and those on the Zoom. Carroll spoke about the latest meeting of the Buckroe District 6 Neighborhood Commission; David Mc Cauley the director of Parks spoke briefly about the trams running on Friday and Saturday and will discuss more at the next meeting on May 30th at 6 pm at Fox Hill Neighborhood Center. They did say there would be extra trash pickups on the boardwalk, the lifeguards will start on May 27 from 10 am till 6pm. There will not be any water sports vendor at this time. There will be a vendor for chairs, umbrellas, and food there will be mobile chair will be available. There are 4 volley ball courts now, and will be more police presence. There will be a new experienced park manager to be named soon. Kathy Rodgers from District 6 Neighborhood Commission stated that short term rentals will need a special Permit/License and approval by the Planning Commissioner and City Council call 311 if you notice rentals without permits there were only four so far. On July 7th there will be a Bike parade for kids from 8-11 am make signs etc. to encourage the kids. Sergeant Graham said see something say something -call 911 there was a shooting at Coasters and at 1st street and Buckroe. we would like everyone to get the parking decal so any cars without a decal or pass is liable for a tow.

Board meeting was called to order at **5:40 pm**. by President Carroll Burner.

A Motion was made, seconded, and unanimously carried to accept the agenda.

A Motion was made, seconded, and unanimously carried to approve the minutes of **April 26,2023** meeting.

A Motion made, seconded, and unanimously carried to accept manager's report covered in items below.

A Motion was made, seconded, and unanimously carried to accept all committee reports.

Discussion of:

- **Architectural** – ACR 136 N 1street City permit needed to closeup Garage a motion was made seconded and approved ACR 322 N 1st street Back Deck connected need new supports a motion was made seconded and approved
- **Treasurer's report** – Wayne reported that the Cash on Hand is \$61,591. The Prepaid Insurance is now at \$92,121. Account's receivables are at \$37,163, The income and expenses are at a net income of \$34,251 Our operating reserve is at \$105,083. And the replacement reserve is at \$164,580.
- **Budget-** Budget straight line is 33.3% the Actual to date is 28% as this is normal, expenses increase May thru Sept.
- **Communications- (includes Zoom Meetings, newsletter, and website)** – Regina reported that the Monthly newsletter is in work. We have been updating our web site should be done shortly.
- **Landscape-** Lori reported That YLS is still riding the mowers too fast Regina will give them a call.
- **Pool-** Pool 2 rehab moving along. The Board will give \$600.00 towards the pool furniture. All other pools passed their health check official opening on Saturday. Pool 3 was drained and cleaned; Pool 4 will rehab in the fall.
- **Rules and Regulations-** Carmen Reported that the rules are coming along well with a few minor adjustments and will send a copy to the attorney.
- **Community Safety** –There will be a new Safety Tip coming out on Pool safety.

Managers' Report- YLS continues to maintain the community There was an incident with one of the YLS workers and an HVAC line on N1st street. Repaired by the owner they have contacted YLS for reimbursement. Contacted YLS to landscape the area by pool 2 renovation Russell Irrigation continues to work on the irrigation system the zones should be operational shortly

Continue to send workorders to Carwen Construction to repair several areas on exterior of the buildings.

Craftsman Fence has installed the fence on the corner of Buckroe and 1st street however it is in the wrong place will get it right the next time Trespass signs ordered and will be installed.

Completed inspections, second notices went out to owners who have not complied. Please see violations report.

Pool 2 renovation just about completed temporary fence is down and new fence is installed. Pool 2 phone line has been temporarily placed above ground and access box placed on pool house exterior wall by Verizon Exterior Phone and first Aid Kit will need to be installed then Relay Electric will run the phone line to the new phone exterior box. This might delay the pool opening.

Managers' Report- Cont. Continental is preparing the opening of Pools 1,3 and 4
Was notified that there were no dial tones for the emergency phones placed a service call with Verizon to investigate. Verizon stated there is a dial tone. Will investigate this further.

All four pool gates were rekeyed Beach gates will remain the same. Notified the community of the four pick up times and places. Only owners will be able to pick up keys if accounts are delinquent keys will not be issued.

Contacted Craftsman Fence for new post tops.

Short term rental post card reminders went out on May 12th

Communicated with the website master on outstanding issues

Unfinished Business: -

Pool 2 Rehab coming to an end.

Reminder End of short-term rentals as of May 31, 2023

New Business –

Buckroe Improvement League meets every 4th Tuesday of each month

Reminder on the rezoning of Tappan Mall and Richmond Drive.

A Motion was made, and seconded and unanimously carried to close the regular session and move into the Executive Session at **6:30 pm** to consider the Executive Session agenda for the following purposes: to consider personnel matters, consult with legal counsel or discuss probable or pending litigation, discuss matters involving violations of the condominium documents, discuss contracts, or discuss personal liability of unit owners to the association

Executive Session started at 6:36 pm

Collections Rules and Regulations Collection Attorney Rentals Pool Keys Parking
FHA Approval Fence Caps Leases

Actions: if any items discussed during Exec session need action, those actions are recorded but not any discussion

A Motion was made, and seconded and unanimously carried to adjourn from Executive Session at **7:48 p.m.**

Next meeting: June 28, 2023 at 5:30 p.m. in person at The YMCA Fort Monroe.

A Motion was made, and seconded and unanimously carried to end the Board meeting at **7:25pm**