

Minutes of the Board of Directors  
Cantamar at Morningview Condominium Owners' Association  
**June 26, 2022**

**Attendees;**

Carroll Bruner President, Wayne Swartwood, Treasurer; CJ Straight Director, Bill Liepis Director, Regina Davis Managing Agent and by electronic means, Carmen Burrows Vice President and Gary Bender Secretary.

**Homeowners' forum** – Carroll opened the meeting at **5:00 pm** welcoming all those in attendance in the room and those on zoom. Carroll proceeded to introduce our guest speakers. The following officers representing the Hampton Police Department were as follows, Sergeant Graham, from Operations, Sergeant Kinkaid Community liaison, Corporal Hipple, The School Resource Officer Sergeant Rommel, Community Engagement and Neighborhood Watch. A lengthy discussion was held about what was happening at Buckroe park and how it's affecting or neighborhood. They brought up about restarting up the neighborhood watch unit for our community as he had several people used to be on the list however this unit is not active. We would need a watch commander and block captains. They talked about trespass and what is needed to be done. They said to call the police as many times needed this will also bring attention to the area in question. They talked about cameras as they have a unit called Blue View which can monitor them if we give access to our camera feeds. There's a unit that will patrol the beach now from 9am to 11pm. This should help. The real problem with Hampton police is that they need more officers out in the field there is a class now but won't hit the streets till sometime in November. There just aren't enough police out there to do the job. Homeowners' forum opened up at 6:15pm 14 MVC reported they need some siding replaced but is having difficulty finding ones that match. And or even in stock Regina will see if she can help. The condominium revised documents will be mailed out shortly.

Board meeting was called to order at **6:17 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 **May 24, 2021** 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** –ARC forms for 346-348 North 1<sup>st</sup> street requesting stair replacement. A motion was made, seconded it and was approved. Also approved Stairs and deck at 340-342 N 1<sup>st</sup> street

- **Treasurer's report** – Wayne reported that the Cash on Hand is \$40,556. The Prepaid Insurance is now at \$77,689. Account's receivables are at \$31,6119, with 7 owners totaling amount of \$29,833 The income and expenses is at a net income of \$8,385. Our operating reserve is at \$86,796. And the replacement reserve is at \$300,605 The Reserve Study is in the process of being upgraded by increasing the cost due to rising prices of material. We are waiting on DMA to start the 2023 budget. We have not received all the expenses yet for the storm drain cleaning. We have enough funds to do Pool 2 this fall.
- **Budget-** Nothing new to report.
- **Communications-** (includes Zoom Meetings, newsletter and website) – Carolyn will be sending out the next newsletter shortly
- **Landscape-** YLS needs to step up service Regina will follow up.
- **Pools-** All Pools are ok except Pool 4 which will require a new pump. A motion was made seconded and approved for a new pump costing \$3,100.
- **Rules and Regulations-** We are looking to send out the revised documents shortly.
- **Community Safety** –Gary reported that there will be two safety tips coming out in the next community letter, one was Dryer Safety. The other one was on Car security as several cars were broken into around the community.

**Managers' Report-** Regina reported that she Contacted YLS Landscaping regarding issues that have come up. The Work on the Storage Shed is still on hold till the Ice melt is removed. Continue to send work orders to Carwen Construction for repairs to several buildings however there is one piece of siding for one of the buildings that Carwen can't get it as its too high for him to reach we are contacting another contractor who will be able to complete the job Blair Brothers scheduled there work on the driveway for Aug 16<sup>th</sup> and will take 6 days will send out notices to home owners when they will begin. Long Hill has finish the work and waiting for final notice. Zigler forwarded an invoice for the work done at pool 4 and one drain of Pool 2 There were additional cost of \$6,420. over the original estimate. The cost for the remaining drain of Pool 2 will be \$7,440 which was agreed to via email with unanimous consent by email, contract requires a signature and the deposit of \$3,720 has been sent. To Contacted Relay Electric to repair the ground fault interrupter outlet at Pool 3 power has been restored and irrigation has resumed in the area. Russell Irrigation has replaced an irrigation controller at Pool 4 cost of \$217 Met with Craftsman Fence to get a quote for a temporary fence for around Pool 4 due to people Jumping the fence. And the gate/lock needs repair. Met with APS on proposal for Cameras at Pool 1 Received a quote for Cameras at Pool 1 from Portec same set up as APS Contacted Shorty Williams about the lock at Pool 3 Warwick Mechanical came out to service the showers at all pools.

**Unfinished Business—**

Status of Revision of Governing Documents- Will be sending them out shortly.  
Pool Drainage issue -all drains have been cleaned out except Pool 3  
Reserve Study update- in works and we should see the update soon.  
Reseal driveway- Aug 16<sup>th</sup> will send out letters to homeowners.

**New Business –**

Pool refurbishment- Pool 2 will be done at the end of the year  
Fence around Pool 4 this will not happen cannot get a temporary fence till after the season. We will look into a new gate  
Security cameras will be using Pool 1 as a test area for the rest of the community, this is on hold till a later date.

Motion was made, seconded and unanimously carried to adjourn and move into the Executive Session at **7:15 pm** to consider Executive Session agenda

**Executive Session started at 7:18 pm**

Pools	Collections	Letter	Fencing
Insurance	Reserve Study	Noise	Project Manager
Documents	Repairs		

A Motion was made, and seconded and unanimously carried to adjourn from Executive Session at **7:45 pm**.

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

**Next meeting: July 26, 2022 at 5:30 p.m. on Zoom and in person at the YMCA Fort Monroe**

A Motion was made, and seconded and unanimously carried to return to the regular session at **7:48 pm**.

Motions from Executive Session:

- 1- A motion was made Seconded and approved to write off all receivables of \$100. or less

A Motion was made, seconded and unanimously carried to adjourn from the Business meeting at **7:53pm**

A Motion was made, seconded and unanimously carried to adjourn The Board meeting at **7:55 pm**