

Minutes of the Board of Directors
Cantamar at Morningview Condominium Owners' Association
Feb. 22 2023

Attendees;

Carroll Bruner President, Carmen Burrows Vice Present Wayne Swartwood, Treasurer;
Gary Bender Secretary, CJ Straight Director, Bill Liepis Director on the Phone and
Regina Davis Managing Agent along with Gail Blecher Diamond President.

Homeowners' forum – Carroll opened the meeting at **5:30pm** and welcomed everyone in the room. A question was brought up about what was happening at the life guard station at Tappan Ave mall, as it looked like there was to be a large fence being put up and could block people's view. This is city property and they would have to be contacted. It was said to be a yard for the storage of the Trollies that will be stored there and the fence needs to be high enough to prevent vandalisms. Pool 2 house is being completed and the pool 2 rehab should be completed by April 15th. YLS is trimming throughout. There are 5 cars parked in Cantamar Court without tags and expired plates. Diamond will put tow tags on the cars and tow them after that. People still complaining about dog poop, advised if you see someone not picking up after their dog take a picture and forward it to the management company. One other item do not feed the birds it against the law. Pool 4 rehab to start in the fall season.

Board meeting was called to order at **5:36 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 **Nov 22,2022** meeting.

A Motion was made, seconded and unanimously carried to approve the minutes of **Jan 18, 2022** business meeting that followed the Annual 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** – ACC for 112 N 1st Street for Deck and Stairs this needs review by a Director and Wayne will have a look and report back.
- **Treasurer's report** – Wayne reported that the Cash on Hand is \$104,053. The Prepaid Insurance is now at \$36,229. Account's receivables are at \$34,683, of which (6) accounts make up \$32,370. The income and expenses are at a net income of \$10,901 Our operating reserve is at \$99,969. And the replacement reserve is at \$227,907. The insurance premiums due in the first quarter of 2023 will be approx. \$120,000. but maybe higher because it's a 3month cycle.

- **Budget-** Nothing to report.
- **Communications- (includes Zoom Meetings, newsletter and website) –** Still looking for a volunteer for the Coordinator for the ZOOM portion of our meeting. The monthly newsletter will be going out shortly.
Arts in the Park mark your calendars for Sept 9th. Buckroe Improvement League meeting on the 4th Tues Nights at 6:30 please go, it's at the Century Lanes Bowling Alley on Pembroke Ave.
- **Landscape-** Lori reported That YLS was pruning the other day, however they did not do around by Buckroe Ave.area.
- **Pool-** Pool 2 rehab moving along nicely, the Pool House went up the other day. Need to check the property as there are deep tire ruts in the lawn area.
- **Rules and Regulations-** Carmen Reported that we received one more ballot and there are 2 more on the way for the By-Laws vote. Diamond will advise of the total count when all arrive. The Special meeting will probably reopen at the March Board Meeting.
- **Community Safety –**There will be a new Safety Tip coming out for Portable Space Heaters. If anyone has any safety related issues in the community or something you would like to bring up, please let us know.

Managers' Report- Regina reported that YLS continues to maintain the community. And a reminder included in the newsletter for owners to clean up after pets. Hoping this issue will improve in the community.

Continue to send work orders sent to Carwen Construction to repair several areas on the exterior of buildings.

Craftsmen Fence has submitted a fence proposal for the corner of Buckroe and First Street.

Due Process update –Three of the owners called to due process have not remedied the violations. New violations for Due Process – Five homeowners have been called to a due process hearing during this meetings executive session.

Pool 2 renovation continues.

The Verizon bill for the pool phones in January arrived with a balance of \$600.16.

Verizon had a technician review the physical lines and determined there was some type of malfunction for both lines. The technician has disconnected both of those phone lines at the main box. If there is further activity it will be investigated. The association will not be responsible for future charges. The Verizon account was issued a credit of \$337.16.

Formatted newsletter and emailed with two safety tips to homeowners and tenants.

Mailed approved amended and reinstated Declaration to owners along with copy of new Articles of Incorporation.

Unfinished Business: -

Pool 2 Rehab in process.

Mailed approved amended and reinstated Declaration to owners along with copy of new Articles of Incorporation.

New Articles of Incorporation have been filed with the SCC by the association attorney.

Still looking for a Communication coordinator for the Zoom Meeting

New Business –

Rules and Regulations Committee Chaired by Carmen Burrows will work on updating. These will need a Board approval but not Homeowners.

Community Dog Poop issues

Fence on Tappan Ave. Mall

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 6:35 pm

Work orders, Rentals, Outside lights, Fence, Due Processing

Cameras, Audit firm Pool Gates Website Contracts

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 **7:40 p.m.**

A Motion was made, and seconded and unanimously carried to return to the regular session at **7:42 pm**

A Motion was made, and seconded and unanimously carried to approve the effective date of June 1, 2023 to end short-term rentals. Diamond to send a notification letter to all owners

A Motion was made, and seconded and unanimously carried to approve the YLS Landscaping contract for \$45,180.

A Motion was made, and seconded and unanimously carried to approve the Craftsman Fence contract for \$3602.50 this was a change order for the Pool 2 rehab.

A Motion was made, and seconded and unanimously carried to approve the IRS. Resolution.

A Motion was made, and seconded and unanimously carried to approve the Colonial Tax Prep CPA contract for \$500.00.and the audit contract was for \$5,000.

A Motion was made, and seconded and unanimously carried to approve the Craftsman Fence contract for Fence At Buckroe Ave. for \$2,165.

A Motion was made, and seconded and unanimously carried to approve Joanlyn Gore's contract to keep the website updated for \$500.

Next meeting: 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 **7:58pm**