

Minutes of the Board of Directors
Cantamar at Morningview Condominium Owners' Association
Sept. 28, 2021

Attendees;

Carmen Burrows, President, Carroll Bruner Vice President, Wayne Swartwood, Treasurer;
Gary Bender Secretary, CJ Straight Director, Bill Liepis Director

Homeowners' forum – Was called to order at **5:00 pm** by Vice President Carroll Bruner who welcomed the people attending in the meeting room and on Zoom for the monthly BOD meeting, he proceeded to ask everyone if they had anything to bring up for the Homeowners forum regarding the voting on the easement. There was a lengthy discussion on the amendment to the by laws regarding the situation between the city of Hampton and Cantamar for a small area of property on the boardwalk owned by Cantamar. In return for this property the city has proposed to install a post and chain fence to mark the grassy area that Cantamar owns. A vote is being held for all owners to change the bylaw amendment needed to dedicate this property to the city. Some additional items came up regarding grass cutting and was advised that they were in the area cutting grass and possible that the area in question was not done yet. One other item that was brought up is the border wall being dirty and in need of repair this item will be addressed after the rehab of the pools as it is a budgeted reserve item. The rehab of both Pools #2 and 4 will be completed in 2022. A question was brought up about contractors walking around one of the properties and one of our properties had some storm damage that's why the contractors were around checking what needed to be accomplished.

Board meeting was called to order at **5:28 pm** by President Carmen Burrows.

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 **Aug 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** – ACC for 4 CMC front deck -we did not have the ACC form in the package so will ask Select to provide that information
ACC for 16 & 18 Buckroe to install Gutters on the 2nd story of the front and back of the building. A motion was made seconded and approved for the owners to add the second-floor gutters at their expense with the condition that if this is discovered to be a common problem with the two story units the board would reimburse them for the expense.

- **Treasurer's report** – Wayne reported that the Cash on Hand is \$41,089. The Prepaid Insurance is now at \$54,604. Account's receivables is at \$24,768., of which (5) accounts make up \$23 928. The income and expenses is at a net income of \$7,175 Our operating reserve is at \$71,096. And the replacement reserve is at \$267,942.

Pool expenses are high but in line for this time of year.

Audit fees and tax returns exceeded the budget by \$608.00.

Legal fees are in line for all the information that we requested from our attorneys.

Expect the year end to be \$5-10k over budget.

Calculating budget data for 2022 budget and will meet with budget committee in Oct.

Budget- Nothing to report will start early in October

- **Communications-** (includes Zoom Meetings, newsletter and website) –Carolyn will be sending out the next newsletter shortly. Including the Fire Prevention Safety Tip.
- **Landscape-** YLS has been pruning and doing a good job through the community however they missed the edging of driveways on #4 & 6 Buckroe Ave. and did not edge the driveways with only mulch on N1st street
- **Pool-**All Pools have been winterized and closed for the season. The Pool rehab for Pools #2 and 4 are waiting on the contractors and the architect for drawings. The Pool Storage Shed will be temporally repaired by hanging back the door that fell off. And the stuff inside will be gone through to determine what will be done next.
- **Rules and Regulations-** The By-Law amendment revision has been sent out to all owners for a vote.
- **Community Safety** –There will be a new safety tip coming in October on Fire Prevention just in time for Annual Fire Prevention Week/Month in October.

Managers' Report- Andrea from Select Group was not here for the report and Carmen reported that it is in line with the agenda.

Unfinished Business: -The By Law revision is in progress as we need to have a 2/3 votes of owner's approval to resolve the easement issue with the city.
The infamous security 6 Light of Morningview court is still lit 24/7 no response from Dominion.

New Business –. Carroll brought up about changing the time the pools open and close for the summer season he recommended that they open on May 15th and close on Sept 30th this pending on the contractor and cost

Motion was made, and seconded and unanimously carried to Pause the regular session and move into the Executive Session at **6:00 pm** to consider Executive Session agenda

Executive Session started at 6:05 pm

Storm Drains Security Light Lock Boxes Beach Gates Pool Gates
Pool Storage Shed Pool Contract Pool Rule Signs Resealing Driveways Collections
Documents

A Motion was made, and seconded and unanimously carried to adjourn from Executive Session at **6:48p.m.**

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

Next meeting: October 26, 2021 at 5:00 p.m. on Zoom and in person at Fort Monroe YMCA

A Motion was made, and seconded and unanimously carried to close The Board meeting at **6:50 pm** the meeting was not adjourned as it continues to October to allow for the collection of more ballots on the By-Law amendment.