

**CENTRE POINTE CONDOMINIUM ASSOCIATION  
BOARD BUDGET MEETING MINUTES**

**DATE: Wednesday, January 10, 2024**  
**PLACE: INTEGRA Conference Room**  
**TIME: 10:00 AM**

**CALL TO ORDER**

Debbie Haddad, President, called the meeting to order at 10:00 am  
Integra was requested to prepare the Minutes of the meeting.

**PRESENT**

Debbie Haddad – President	Eric Prentice – Vice President
Ron Kowalski – Treasurer	Richard Luff – Secretary
Martha Oleen - At Large	
Cindyrae Mehler – Integra Management	
Tess Allison – Integra Management	

**AGENDA**

Motion to approve 01-10-24 Agenda by Ron Kowalski; 2<sup>nd</sup> by Martha Oleen; and, PASSED.

**PAST MEETING MINUTES**

Motion to approve 11-08-23 Meeting Minutes by Ron Kowalski; 2<sup>nd</sup> by Martha Oleen; and, PASSED.

**INTEGRA REPORT/FINANCIALS**

Tess reported the financial standing through 12-31-23, reflecting the Peoples Bank operating account balance at \$128,739.94; and, Reserve Account balance with Edward D. Jones at \$456,795.08 -for a total bank of \$585,535.02. Ron Kowalski provided a report on CD investments and maturity/interest rates.  
Move to 2024 Budget discussion and review of capital projects.

**BUDGET**

Tess Allison reviewed the proposed 2024 Budget together with projected capital expense work to be completed in 2024. The Board went over the Budget line item by line item and reviewed 2024 Capital Projects. Following review, discussion and finalizing of the Budget reflecting a dues increase: Ron Kowalski motioned to approve the 2024 Budget as presented; 2<sup>nd</sup> by Eric Prentice; and, PASSED.

**OLD ITEMS**

No old items for discussion.

## **NEW BUSINESS**

1. Board Members with terms expiring this year are: Debbie Haddad, Eric Prentice, Ron Kowalski, and Martha Oleen. [2 positions are 2-year terms; and 2 positions are a 1-year term of service] The current serving Board Members have offered to continue to serve on the Board – the Board has not received any interest from any other unit owners in service to the Board, but continue to hope that as Covid times are diminishing - new unit owners will offer up their service to the Association as Board members.
2. Once again due to continued health safety protocols, the AGM will be held in absentia [no sit-down owner meeting]. Unit Owners will be sent log-in information/ Invite Form to join the meeting via Zoom. All voting will be done by mail-in Ballot Form. A letter from the Board [President's Letter] will be included in the packet discussing the 2024 Budget and providing a recap of 2023 maintenance items.

The scheduled date for Owner's Annual General Meeting is:

**Wednesday, February 7<sup>th</sup>, 2024 at 5:30 pm via ZOOM log-in.**

## **ADJOURNMENT**

There being no further ordinary business, the Board Meeting was adjourned at 11:50 am.

Respectfully submitted,

Cindyrae Mehler  
***INTEGRA Management***