

Centre Pointe Condominium Association
Owner's Annual General Meeting
Wednesday, February 7, 2024 via ZOOM

The Annual General Meeting was called to order by Board President Debbie Haddad at 5:30 pm. The quorum requirement for the meeting is 25%. A quorum was achieved with 68 Units represented by mail in Ballot form. [51.52 %]

Board Members in attendance: All board members were present - Debbie Haddad, President; Eric Prentice, Vice President; Ron Kowalski, Treasurer; Richard Luff, Secretary; and Martha Oleen, At Large.

INTEGRA Management: Tess Allison & Cindyrae Mehler.
INTEGRA was requested to record the meeting minutes.

President's Report: The written President's Report was included in the AGM packet listing the highlights of the past year. Debbie Haddad confirmed everyone had received the report in their AGM packet mailing and touched upon the many lighting improvement projects completed, that the A-building exterior storage closets on the decks housing hot water tanks had been reinsulated and winterized, we have a new landscape company, and noted the recent January 2024 FSS pipe burst on the 4th floor during extreme freezing conditions impacting four units in the stack with substantial water damage [Units B-403, B-303, B-203 and B-103].

Ballot Tally from AGM:

Approval of 2023 AGM Minutes

- 66 Yes votes / -0- No votes

Approval of/ratification of 2023 Budget – dues increase

- 63 Yes votes / 4 No votes

Election of Board of Directors: All Candidates on ballot affirmed

- Debbie Haddad 66-votes
- Ron Kowalski 65-votes
- Eric Prentice 66-votes
- Martha Oleen 65-votes

There were no write in votes received.

General Business:

The forum was opened by the chair for discussion and comment with specific business items as follows.

Unit B-105: ► Inquiry concerning the little electric fans in each of the B-building units, noting his fan had failed and he had concern so he replaced the fan. From the manufacturers tag, he said the recommended life of the fans are 10-years. Eric Prentice responded with the recommendation that as a fan fails it would be replaced as an owner expense item. ► Advises he saw some of what appeared to be exposed insulation by the corner of the A-Bldg near unit A-107. The Board will have maintenance check on this. Reminder to all owners/residents to let Integra know if they see a maintenance item of

concern so it may be addressed. Either to call Integra or to email them please. ► Expresses concern as to what could be done regarding owners not heating their unit, failing to close windows, etc. during severe inclement weather conditions contributing to FSS pipe breaks in the building? The Board

Unit A-303: Wonders about smoke alarms in the units and battery replacement. Batteries are required to be kept in place in each smoke detector and not to be removed. Recommendation from Board that a combination smoke & carbon monoxide detector be used.

Unit A-105: ► Wonders about any plans for snow removal of the roads during snow events. Appreciated the entries and sidewalk salting and clearing, but is hopeful the Board will look into additional snow removal services. Board responded this is reviewed each year taking into account the significant expense of contracted snow removal services and the budget. ► Also, would like to see the trash rooms scheduled to be cleaned more often.

Unit A-407: Expresses discontent with Visitor Parking around the Clubhouse, the 12-hour limit for Visitor Parking, and feels Visitor Parking should be opened up for regular owner use with no limitations. Board response that the governing documents are being followed. Additionally, the complex is fully built and 100% occupied with 132-units, and under the governing documents each unit is assigned a parking space in the garage. Some units were purchased with 2 parking spaces. Visitor parking and handicap parking spaces must be available for use by the 132 unit residents. Changing the designated parking areas would require a governing document re-write by the association's attorney and a re-write including work through adoption by the membership would be a significant expense, and would require at least a 90% affirmative vote of the entire unit owners and may require a 100% affirmative vote. The board will place this as a discussion item for their next board meeting.

Save the date for the 2025 AGM: Wednesday, February 5, 2025 at 5:30 pm.

There being no further items for discussion, the meeting was adjourned at 5:58 pm. The Board will move to the Organizational Meeting to select Officer Positions for the coming year and to schedule the quarterly Board Meeting dates for 2024. Thank you to all who were able to attend the meeting.

Respectfully submitted,

Cindyrae Mehler
INTEGRA Management