

Centre Pointe Condominium Association
Owner's Annual General Meeting
Wednesday, February 15, 2023 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 71 Units represented by mail in Ballot form. [53.79 %]

Board Members in attendance: Debbie Haddad, Ron Kowalski and Don Milsop. Richard Luff and Robert Sandeen were absent.

INTEGRA Management: Tess Allison & Cindyræ 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 that the big ticket items completed this past year were changing to a new insurance company reflecting better rates and noting the deductible is now per occurrence/not per floor in the building. The D-Building garage door was winterized to help with reduction in freezing pipes. Both the A building and the B building FSS heads have been vented to help the warm air flow to keep pipes from freezing and bursting.

Ballot Tally from AGM:

Approval of 2022 AGM Minutes

- 71 Yes votes / -0- No votes

Approval of/ratification of 2023 Budget – dues increase

- 65 Yes votes / 6 No votes

Election of Board of Directors: [2-year terms] All Candidates on ballot affirmed

- Debbie Haddad 70-votes
- Don Milsop 68-votes
- Richard Luff 68-votes

There were no write in votes received.

General Business:

Save the date for the 2024 AGM: Wednesday, February 7, 2024 at 5:30 pm in the Clubhouse, hopefully.

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

C-408: Wonders if window washing is included in the 2023 Budget? Yes it is.

B-107: Is concerned with exterior lighting around the complex. Would like to see additional funds allocated to supplementing more exterior lighting around the buildings for increased safety-security. Board has added some additional lighting, and will be discussing this further in their next meeting.

C-205: They noticed a 4-Sale sign on property adjacent to Centre Pointe – a strip of land. Wonders whom owns this strip? Both Debbie Haddad and Don Milsop noted the property is owned by Bellis Fair Properties.

B-206: Concern with a piece of furniture missing in the hallway in front of Unit 206. The Board advises if the piece of furniture is not located, they will have a replacement piece of furniture brought in for this hallway.

B-107: Thinks more should be done when movers are moving a resident into the building or moving a resident out of a building to secure the furniture in the hallways from leaving the premises. Board notes we have not experienced an ongoing problem with furniture disappearing. The individual hallways in the buildings do not have surveillance cameras.

Garbage/trash room: Wishes everyone would be careful when disposing of garbage, not allowing their bags to break and cause a mess on the carpet and additional smells. Would like the garbage bins cleaned. // SSC will be called to request a steam cleaning of the garbage bins.

Unhappy with decision of Board to modify the landscaping when vehicles park in front of the building – removing of old lavender bushes and replacing with landscape rock. Would like the Board to consider a landscape committee to be appointed to provide input to the board on landscape suggestions. The Board will discuss this in their next meeting.

A-403: Expresses concern with 12-hour visitor parking rule being enforced for the exterior parking spaces around the Clubhouse. He feels the rule is too aggressive. Does not think from his investigation that a parking problem exists at Centre Pointe. He says that when he purchased his unit, the realtor had told him he could park one vehicle in the garage and one vehicle in visitor parking. Board responds the 12-hour visitor parking has been a long standing rule in the association. Parking has become an increasing issue with full occupancy of all buildings. If a resident is having a guest for a few days and a special parking request to accommodate the guest vehicle is submitted to the Board, the Board will accommodate such request. It is unfortunate the realtor provided him false information.

Following discussion, another unit owner in the complex offered to exchange information with A-403 as they have an open parking space in the garage at this time.

B-206: Wonders if keypad outside of the garage door works? Yes it does. The keypad is utilized for maintenance emergency access only and is not released.

A-307: Inquiry about garage security – any recent issues? Board responds no recent illegal activity reported. Important to ALWAYS remember when entering or exiting the garage to stop and wait for the Garage Door to securely close behind you prior to driving away.

There being no further items for discussion, the meeting was adjourned at 6:28 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 2023.

Respectfully submitted,

Cindyrae Mehler
INTEGRA Management