

Cumberland Circle Community Association, Inc.
Board Budget Meeting
November 17, 2022
6:30 PM by Zoom

Call to Order

The meeting was called to order at 6:31 PM.

Attendance, Roll Call, Determination of Quorum

Board Members present were Mimi Carr, Joe Gleason, Joanne LaFramenta, Rick Mulligan, Loralee Hutchinson, Billie Groff, Victor Martinelli, Marti Thorndike & Danny Lutz. Quorum was established with all board members present.

Homeowners Present: Deloris Rentz, Lisa Walters, and Mitch Binder

Guardian Association Management Staff Present: Samantha Jackson, LCAM

Consideration of Minutes: Billie made a motion to approve the October 27, 2022, Board Meeting minutes as written. It was seconded by Rick. Motion carried unanimously.

Consider/Approve 2023 Proposed Budget: After discussion by the Board comparing the 2 proposed budgets, Victor Martinelli made a MOTION to approve DRAFT BUDGET #2 as proposed. The MOTION was seconded by Joe Gleason and the motion carried unanimously by all board members present.

The revitalization packages have been delivered to all Unit Owners.

Reports of Officers:

- Joanne LaFramenta, President – no report.
- Billie Groff, Vice President – no report.
- Mimi Carr, Secretary – no report.
- Victor Martinelli, Treasurer – Victor prepared an October 2022 financial report (attached to these minutes) as well as 2 draft budgets for 2023.

Standing Committee Reports:

- Landscape – Rick Mulligan prepared a landscape report (attached to these minutes). Reported earlier in meeting that the city requires at least 2 shade trees be planted in place of the majestic Oak tree that was removed.
- Recreation – Loralee Hutchinson reports the new umbrellas are up at the pool deck area.
- Rules – Joe Gleason reported a concern of parking violations in the visitor parking area. It is suspected the vehicle belongs to a renter. Management was asked to share a notice they have used with the community to place a notice on vehicles parked for extended periods of time in the visitor parking area without placing a 48-hour tow notice immediately. Victor added that he noticed recently in the second amendment of the governing documents, it is stated that *“no owner shall sell, transfer, convey or rent a Unit until all sums due to the association are paid in full”*.
- Buildings – Danny prepared a building maintenance report (attached to these minutes). Approval needed for the following pending repairs:
 - A. 1605, 1621, & 1672 fence repairs: Board agreed by consensus to approve the cost of \$1,550.00.
 - B. 1633 - Replace hardi-board and T-111 – the cost to repair is \$4,400, but the budget is over this year. However, 1628-1630 have common wall water damage that is not encroaching on house currently but is a priority for repair. The Board agreed by consensus to make this repair before Unit 1633 and take care of 1633 in 2023 budget.

CAM Report:

- A. Samantha reported a request from Unit 1665 came in just before the meeting with a safety concern regarding the stability of the back deck – Danny & Joe to receive work request from Tops.
- B. Collections: Attorney Peter Focks has also began working on the collection files for 5 Units with accounts more than 90 days past due.

New business:

New information was provided regarding 1612 at the meeting that the bank was recently in this vacant Unit, and they mentioned to a neighbor that the roof may be leaking. Board, nor management, have a key for the Unit. Victor has the contact information that was on the notice attached to the door of the Unit before it was removed. Management to attempt to contact the bank to gain entry.

LOST KEYS:

PLEASE NOTIFY MANAGEMENT OR A BOARD MEMBER IF YOU FIND A SET OF KEYS IN THE COMMUNITY SO THEY MAY BE RETURNED.

Calendar:

January 9th @ 6:30PM in person at Elder Center – 2023 Annual Meeting

Please notify management (in writing) no later than December 10th if you would like your name added to the ballot for the election of directors by the membership to be held at the Annual Meeting.

No meeting in December 2022

Adjournment

With no further business, the meeting was adjourned at 8:17 PM.

Respectfully submitted by Samantha Jackson, LCAM Guardian Association Management