

Cumberland Circle Community Association, Inc.
Board Meeting
April 28, 2022
6:30PM in Poolhouse

Call to Order

The meeting was called to order at 6:30 PM.

Announcement: An heirloom ring was found at the pool in March. If you think it might be yours, please contact Lorelee Hutchinson (or the CAM) and describe the ring in detail to claim it.

Attendance, Roll Call, Determination of Quorum

Board Members present in person were Joanne LaFramenta, Billie Groff, Rick Mulligan, Joe Gleason, Danny Lutz, Lorelee Hutchinson, Mimi Carr, Marti Thorndike & Victor Martinelli.

Absent: None

Guardian Association Management Staff Present: Samantha Jackson, LCAM

Consideration of Minutes: The Board Meeting minutes of March 24, 2022, were presented for review. With a MOTION by Rick, and a 2nd by Lorelee, the minutes of March 24, 2022, were approved as written. MOTION carried unanimously.

Reports of Officers:

- Joanne LaFramenta, President – Noted April minutes will be a little late as she is out of the country between 5/2 thru 5/17. Owner Directory: Samantha will create a board member account for Joanne to remove and reupload the Owner Directory as changes are made to the Directory. Joanne also asked Samantha if it's possible to have a link in a document for Owners to "opt-in" to a list serv for communication from the Board.
- Billie Groff, Vice President – GPD Community Crime Watch- Billie has been in touch with GPD Officer Treywick and went over procedures for developing a community crime watch committee. The committee must have 3 meetings, the first one being scheduled for 5/24 @ 5:30PM in the sunroom. Officers will attend all 3 meetings and after final meeting GPD will provide signs for community.
- Mimi Carr, Secretary – No report, but requested the CAM mail 8 copies of March & April minutes to her for the residents that do not have email.
- Victor Martinelli, Treasurer – Victor prepared a March treasurer's report which is attached to these minutes.

Standing Committee Reports:

- Landscape – Rick Mulligan prepared a landscape report (attached to these minutes), No new requests were received from Guardian or paper requests forms since last meeting.
- Rules - Joe Gleason reported that 1633 continues to have too many vehicles parked on the property while one is on the grass, and another is backed into the retention area as well as a trailer in front of the garage. The CAM gave written notification to the Owner earlier this week and they acknowledged receipt and said all would be sorted out by today/tomorrow. Board is willing to allow them the 2 days to remove the inoperable vehicles as well as the trailer and large bus before taking further action.
- Buildings – Danny Lutz noted the following Units have maintenance items open at this time:
 - a) 1633- the motion lights belong to the Unit Owners, so this is not an item for the Association.
 - b) 1668- the door needs to be the same color as the exterior walls of the home. Joe has palette with the 4 permissible colors for doors in Cumberland Circle.
 - c) 1667- roof and vent caps are complete.
 - d) 1672 – requested date when her buildings' roof will be done. Board noted its on the reserve study for 2022.

- e) 1672 – has cedar wood rot at the trim. Board discussed replacing the cedar with hardie board as it lasts longer.
- Recreation – Lorelee reported the following updates:
 - a) The security light has been repaired and is working great.
 - b) Power surges continue to cause the cameras to go out. Joe installed an APC to help with power surges.
 - c) Lorelee requested a volunteer to learn and help with the camera system as a back-up when she is unavailable.
 - d) Community Event: About 30 Residents attended the event.

Old business

Paving: Rick reported that the sealing is complete, but there is a stripe missing from the cul-de-sac that the vendor will return to paint.

New business

AT&T: Fiber-optic cable installation for Cumberland Circle is underway as AT&T has began marking in the common area at the entrance. CAM stated from a CAM standpoint, there shouldn't be anything to worry about as they shoot the cable underground without digging holes or removing paved areas.

Adjournment

The meeting was adjourned at 7:57 PM.

The next Board Meeting is scheduled for May 26, 2022 at 6:30PM in the Sunroom.