

Cedar Pointe Board of Directors March 2024 Meeting

March 18, 2024

Directors present: Cliff, Terry, Phyllis, Scott, Cindy, Rebecca; Scott H from Elite Management

Directors absent: none

Quorum: yes

Called to order at 7:02 p.m.

- Finance
 - Six accounts in arrears; Elite Management handling according to standard operating procedures
 - Received payment for insurance deductible for porch fire damage in previous year
 - Overall accounts are looking good
- ARC and Violations
 - One outstanding ARC violation that is being worked on with attorney; have spent about \$7500 on attorney fees so far; working to resolve as soon as possible
- Building Maintenance
 - Canopy installed on garage by Awesome Awnings above mailboxes for 100 and 300 buildings
 - Power washing to be done first week of may; will do all surfaces of all six buildings and walkways, garage, dumpster corral, and sidewalks; total estimate for work is about \$6500
 - Resident mentions siding settlement issues near units 730 and 732; can likely be solved with simple caulking
- Grounds Maintenance
 - Adding slowdown markings and crosswalks along Springfork Dr on March 27; will also refresh some parking stripes and fire lane markings as needed
 - Plan to add perennials in place of annuals in flower beds; will have lower cost over long run rather than paying twice a year for annuals
 - Path at SW corner of 600 building on ground level completed
 - Timber retaining wall replacement: phase 4 planned for summer of 2024. Parking near 600 and 900 will be disrupted for a few weeks; original price increase by \$8k due to material cost increases; current quote is well below budget, but will be getting other quotes to confirm reasonable cost of current quote
- Communications and Security

- Cedar Pointe website is at cedarpointecondos.net. You will find news, reminders, rules, etc. on this website. It is password protected. cp2020-135
- Please report any lighting problems promptly. We are replacing sensors building by building.
- If you see questionable activity anywhere in our neighborhood, please report it to a board member, Elite Mgmt., or Cary PD.
- Trash and Recycling
 - Dumping is an occasional problem at the dumpster enclosure and recycling garage.
- Utilities
 - Daily water usage alerts for each building monitored daily; toilet leaks confirmed in most usage spikes. Check your flappers!
 - Consider sending out reminder announcements twice a year during time change to check smoke detector batteries and do color test with toilet flappers
- Miscellaneous/Administration
 - Insurance review by Cliff
 - Property, crime, umbrella, and D&O insurance.
 - Hard to get costs under control due to property value increases and also overall insurance market increases
 - Concerns about management company responsiveness being discussed
 - Multiple unanswered messages and concerns about responsiveness
 - Board will discuss considering alternative management companies
 - Community manager at Elite, Scott Hemphill. 919-233-7660 x254
 - Scott's assistant is Breanna Mack x230
- Owner Questions
 - Who is responsible for chimney caps and flues? Brought up in last meeting, and still needs to be looked into to determine.
 - Board is talking about seeing if a company such as Smoke Alert could review all the chimney caps and see if any sort of issues? Is this something that a roofing company could do while inspecting other aspects of roofing and flashing

Open meeting concluded at 7:57

Executive Session

Discussion of completing multi-year landscaping plan

Unanimous approval to proceed with landscaping proposal item #10 to replace annuals with perennials at a cost of \$5,650.

Annual meeting to be held on April 13

Meeting adjourned at 8:18