

Cedar Pointe Condos HOA Board of Directors Meeting

May 18, 2026

Call to order: 7:00 p.m.

Directors Present: Cliff, Scott, Phyllis, Cindy, Bruce; Hailey from Elite Management

Directors Absent: Rebecca

- Finance and Insurance
 - Serious delinquency situation resolved, so major arrears issue is now resolved
 - Now April financials look good
 - Elite Management to be reaching out to residents who might be slightly behind in payments (less than \$250) and are carrying a minimal balance forward each month
- ARC and Violations
 - No action from FHC on standing complaint from 600 building
- Building Maintenance
 - Chimney cap replacements and roofing repairs stalled. Roofwise has been non-responsive. \$55K estimate will be paid from reserves. Nick is gathering new estimates. The estimate from RRE looks reasonable at \$59k
 - Hailey/Nick to follow up on providing additional quotes that they have been collecting
 - Paint and repair siding and trim on 500 and 700 buildings
 - \$40k budgeted
 - RFQ will be sent to three or four contractors
 - Paint and repair of all white trim and stained walkways on all buildings and the garage
 - \$35k budgeted
 - Eastern Paint Contractors submitted an estimate of \$82k to do all painting and staining (500/700 siding and trim on all buildings)
 - Repairs would be done on a T&M basis.
 - Cardinal Home Services submitted a ridiculously high quote 2.5x higher than submitted by Eastern submitted.
 - May also need to look at white scalloped molding on 100, 300, 600 and possibly also faded black shutters; Cliff to check if needed and possibly add to quote if needed

- Superior Fencing completed project of replacing wooden fences with vinyl and very happy
- Water leaks in 111/112 due to leaky exterior spigot and all has been resolved by Taylor Restoration
- Squirrel damage in three buildings (500, 700, 900)
 - Located in attics or porch columns
 - All three situations are currently being managed via Nick
 - Pest control company to be submitting population control plan (live trapping) for consideration
- Grounds Maintenance and Landscape
 - TLM doing good job overall but need reminders to continue maintaining building courtyards and hedges behind buildings
 - Striping refresh at north end of neighborhood is done
 - Tree work was done in January at \$3.5k under budget
 - Would like to use half of the surplus to have TLM plant two dogwoods and two red buds this fall
 - Empty places along Edgehill Parkway near dumpster corral and near 600 building
 - Would include watering until rooted for single upfront cost
 - Bruce is helping water newer plants behind 700 that were planted by Davis that have been struggling
 - May need to eventually be replaced
 - Issue with water hose divider at 600
 - Cliff to look at what might be wrong with it
 - Mention that landscaping at 500 has some gaps and bare dirt that needs attention
 - Cliff to discuss with TLM to see available options
- Communications and Security
 - No updates
- Trash and recycling
 - Issue with GFL charging more each month than as specified in contract
 - GFL indicates a rate increase in December, but Cedar Pointe did not receive notice of increase
 - Costs are slightly more than budgeted
 - Gate hinges were freezing up on dumpster corral
 - Fixed now but still a bit hard to open
 - May need to have repair contractor back to investigate
- Utilities

- Water usage spike in 600 building
 - Forecast to be right on edge of year's water budget
- Edgehill Farm responsible for clubhouse, pool, lake, and pathway along the lake
 - Drea Paulk can be contacted for any Edgehill Farm issues

Meeting adjourned at 7:34 p.m.