

**SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM
ASSOCIATION, INC.**

Meeting Minutes
February 10, 2021

Ron Fischer called the meeting to order at 2:14 PM, February 10, 2021, by Zoom Meeting Application. Meeting held in accordance to the Stay Safer at Home Order.

Attending: Barb Quist, Ron Fischer, Dennis Jerger, Pat Strunk, Ernie Dunn, and Brian Gadbery, Manager. Quorum was reached.

Dennis Jerger made a motion to approve the agenda. Barb Quist seconded the motion. The motion carried unanimously.

Open Forum: No one for open forum.

Ron Fischer made a motion to approve the January 21, 2021 Board Meeting minutes as written. Barb Quist seconded the motion. The motion carried unanimously.

All Association's financials, A/R Report, Budget vs. Actuals, Register of Checks written through January 29, 2021, delinquencies, and January bank reconciliation were given to Barb Quist after the meeting. Pat Strunk made a motion to approve the financials as presented. Ernie Dunn seconded the motion. The motion carried unanimously.

Barb Quist made a motion to remove Irene LeVangie from the Commons Board of Directors. Irene LeVangie asked that a replacement be found for her on the Commons Board. Pat Strunk seconded the motion. The motion carried unanimously.

Barb Quist made a motion to appoint Ron Fischer to the SunPointe Common Maintenance Board to replace Irene LeVangie. Pat Strunk seconded the motion. The motion carried unanimously.

SunPointe Common Maintenance will have one of two of their required Board of Directors Meetings on February 24, 2021 by Zoom Meeting Application.

Management asked to inspect the area of drywall damage/replacement to 5899 W. Atlantic Place due to the November 2019 ice damming. The owner will get back to Management with a time that Brian Gadbery from Precision Management and a Board Member can inspect the replaced area of drywall.

Board will review and make suggestions on changing the fine schedule for the Association.

The Board will included information at the 2021 Annual Homeowners meeting on an amendment to reduce the number of leases allowed in the community.

The Board reviewed the agenda for the 2021 Annual Homeowner Meeting.

The Board made changes to the 2021 Community Survey, which will be sent out with the 2021 Annual Homeowner Meeting Notice. The information will be compiled and may be presented at the Annual Meeting.

Ron Fischer made a motion to settle the account balance due to Terracare Associates. The Agreement between SunPointe II and Terracare is the balance due of \$2,719.28 will not be paid to Terracare. The payment will not be made because Terracare did not complete the Fall leaf clean up or complete the late summer shrub pruning as outlined in the Grounds Maintenance Contract. It is estimated by Arrowhead Landscaping there will be an additional cost of \$2,113.00 for additional Spring Clean up cost due the amount of leaf litter left by Terracare. Terracare has agreed to this proposal. Pat Strunk seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve Schulhoff Tree & Lawn's 2021 tree spraying proposal of \$1,322.04. Pat Strunk seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve Schulhoff Tree & Lawn's proposal to remove two dead Scotch Pine Trees near 5725 and 5757 W. Asbury Place for \$1,265. Pat Strunk seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve the request of Mrs. Boledovich of 5756 W. Atlantic Place to replace all of the units windows like for like paying special attentions to the 3/5 2/5 split on the front three windows. Barb Quist seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve the request of Mr. Klopf of 5859 W. Atlantic Place to replace three (3) master bedroom windows on the southwest second floor over the garage of the unit with like for like. Dennis Jerger seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve the request of Mr. Lovato of 5728 W. Asbury Place to replace all of the units windows like for like. Barb Quist seconded the motion. The motion carried unanimously.

Next scheduled Board of Directors meeting will be March 9, 2021 at 2PM by Zoom Meeting App.

The meeting was adjourned at 4 PM.