

SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM ASSOCIATION, INC.

Meeting Minutes April 13, 2021

Ron Fischer called the meeting to order at 1:57 PM, April 13, 2021, by Zoom Meeting Application. Meeting held in accordance to the Stay Safer at Home Order.

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

Pat Strunk made a motion to approve the agenda. Dennis Jerger seconded the motion. The motion carried unanimously.

Open Forum: No one for open forum.

Pat Strunk made a motion to approve the March 9, 2021 Board Meeting minutes with minor corrections. Barb Quist seconded the motion. The motion carried unanimously.

All Association's financials, A/R Report, Budget vs. Actuals, Register of Checks written through March 31, 2021, delinquencies, and March bank reconciliation were given to Barb Quist prior to the meeting. Pat Strunk made a motion to approve the financials as presented. Barb Quist seconded the motion. The motion carried unanimously.

The owner of 5899 W. Atlantic Place has not replied to the request to inspect the interior drywall repairs from the November 2019 snowstorm and resulting ice damming.

Draft of updated covenant enforcement policy has not come back from Altitude Law by the time of the meeting.

A discussion on proposed amendment to the Declarations reducing the number of rentals allowed in the community was conducted. Ron Fischer will contact a realtor to ask about their opinion about communities with high numbers of rentals.

Ron Fischer made a motion to approve Interstate Restoration's proposal to make ceiling repairs to 5887 W. Atlantic Place due to a roof leak. The roof area in question was re-roofed in 2020 and appears to have resolved the issue. Ceiling drywall damage will be repaired as a courtesy and not required by the Association's documents. The cost of the proposal is \$6,095.03. Barb Quist seconded the motion. The motion carried unanimously.

Short discussion on 2021 pool opening. Manager, Brian Gadbery will attend a webinar conducted by Altitude Law on Thursday April 15, 2021 on the subject and present findings to the Board.

The Board will request a roll off from Republic Services for community use after the paint and siding repair crews finish their project. Roll off is tentatively scheduled for June 18 to 21, 2021.

Volunteer Days were discussed. There will be an item in the April Newsletter asking if residents are interested and comfortable with Volunteering during Covid-19.

Barb Quist made a motion to approve the request of Mrs. Kulp of 5702 W. Atlantic Place to replace windows in the unit. The windows must be like for like. Pat Strunk seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve the request of Ms. Primiano of 5736 W. Asbury Place to replace windows in the unit. The windows must be like for like. Pat Strunk seconded the motion. The motion carried unanimously.

Next scheduled Board of Directors meeting will be May 11, 2021 at 2PM by Zoom Meeting App or at the SunPointe II Pool weather permitting.

The meeting was adjourned at 2:49 PM.