The Pointe CUOA BOD Meeting DRAFT

# Meeting Minutes

# 8/20/20

## Opening

The regular meeting of the **The Pointe CUOA BOD Meeting DRAFT** was called to order at 5:00 pm on 8/20/20 in Blackwater Room by Steve Goff

Steve Goff -Established quorum

## Present

* BOD – Steve Goff, Tommy Esarey, Mary Lou McDonald, Jack Parker
* OWNERS – Online; Tony Robinson, Kathy Dalton, Marlene
* Invited- Lee Merritt RLM Associates, Dean Atkins CUOA Maintenance

**Review and Approval of Minutes 6/18/2020**

* Mary Lou made motion to approve minutes
  + Jack 2nd
  + All were in favor

Steve task the Board with submitting a top priority list for The Pointe to him via email.

## Ratify Board actions taken by email. (unanimous email vote)

* Perrow, Branch, The Pointe real-estate exchange agreement.
  + Jack made motion to ratify email vote on contract acceptance
  + Tommy 2nd
  + All were in favor
* Pursue on site management for The Pointe
  + Tommy made motion to pursue bids
  + Jack 2nd
  + All were in favor

**Financial Update – Lee Merritt**

* + Lee gave update on financials, Reviewed reserve, and operational spending on improvements.
  + Lee reviewed the budget to date.
  + Lee reported year to date we were under budget and on target

**Committee Updates**

* **Maintenance, Beautification and No Smoking – Mary Lou McDonald, Jodi Campion**
  + - Mary Lou reported that the scheduled projects were complete.
    - Steve to meet with Mary Lou on reimbursement for lobby items
* **Bike Rack / Kayak Storage**
  + Board to investigate what property is available for this project to be done in 2021
* **Communication (Website & Facebook) – Jack Parker** 
  + No Update
* **Contracts – Jack Parker**
  + Lee submitted comparison on elevator service contracts.
  + Board had discussion about different levels of service for the elevators
  + Working with B2X on weather camera service, Tommy and Jack to further investigate.

**Security Committee Update – Tommy Esarey**

* Owners are being updated to 3-year keys. We are wanting more input from MLCA on amenities access etc.

**By-Laws Committee – Tommy Esarey**

* No update / Waiting on MLCA rules update for consistency. MLCA is actively working on their bylaws and the Standards and Guidelines for the association.

**Maintenance – Dean Atkins**

* Tommy to follow up on broken window 228
* Discussion was had about B Level storage closets. Dean to send more information to the Board. Jack to head the project.
* Missing unit signs in the hallways in Building 2, Dean to look at current sign stock.

**Old Business**

* Post Office / Mailboxes Mary
  + Mailbox install underway
* Perrow / Branch Mariners Landing – Real Estate Exchange
  + Lawyer to send out updated information.

**New Business**

* + Dumpsters
    - The Pointe has added additional dumpsters.
    - On going issues with trash on the ground and large debris
    - Discussion had about removing dumpsters or tracking usage
    - Steve and Tommy to discuss enclosure options
  + Drone Policy
    - MLCA is working on a community policy, The Pointe will work with MLCA on this.
  + Painting Building #1
    - Estimates are being looked at. Lee confirmed that painting of building 1 would be a reserve expense.
  + Budget Prep
    - Reminder to capture projects to help build next year’s budget.
  + Data Services
    - Contract has been signed to supply data services to all owners
    - Charges to be built into the dues, the exact amount to be determined.
  + Annual Meeting
    - Board to check availability of December 5th or 12th. Tommy to check.
  + Lock Boxes
    - Update to owners with lockbox information to be sent with 4th quarter dues.
  + Cars in lot with expired tags
    - Dean to contact owners
  + Neighborhood watch update.
    - The program is just getting started, block captain from each sectional association are being recruited.
  + Incident Report 214 rental unit. (vomiting, urination, smoking)
    - Jack reported it to the Front Desk
    - Guest has been banned from rental program.
    - Mary Lou looking into rental policy for authority to charge the renter for damage.

**Owners Forum No Comments**

**Adjournment**

* Jack made motion to adjourn meeting at 7:20pm
  + Mary Lou 2nd
  + All were in favor

Minutes taken by: Tommy Esarey (BOD Secretary)