NEWPORT PLACE CONDOMINIUMS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES: Sept. 17, 2020

BOARD MEMBERS PRESENT: Jennifer Hathaway, Sheryl McCallum

BOARD MEMBER ABSENT: Aaron Rognstad

HOMEOWNERS: Donald Zuchowski, Catherine Zuchowski,

Katherine Mills, Ashley Olson, Eugene Thompson

CONTRACTOR: None scheduled

CPMG: Association Manager Lynda Reifman Minutes taken and written by Lynda Reifman

Meeting called to order at 6:05 p.m. by Jennifer Hathaway. Quorum of Board of Directors established.

Board Member Resignation:

A motion was made by Sheryl McCallum, seconded by Jennifer Hathaway, and passed unanimously, to accept the resignation of Mike Smith who has sold his condominium. The Board directed that the minutes reflect his many years as a Board member and his commitment to the community's well being. Thanks, Mike!

Homeowner Topics:

Concerns were expressed regarding the condition of the lower level patio at #102.

Association Manager Lynda Reifman provided a summary of written violation notices sent to the owner who was present at the meeting.

Homeowners in attendance offered the homeowner assistance to remove items and to clean up the patio.

Board Member Appointment:

Sheryl McCallum volunteered to complete Mike Smiths term.

Board of Directors meeting minutes:

A motion was made by Jennifer Hathaway, seconded by Sheryl McCallum, and passed unanimously, to approve the Oct. 24, 2019, minutes as written.

Financial Statement:

The Board reviewed and accepted the August 2020 statement prepared by CPMG.

2021 Budget:

The Board considered assessment increase options based on estimated 2020 expenses and projected increases in operation costs for 2021. The Board included in its consideration economic conditions due to the pandemic.

A motion was made by Jennifer Hathaway, seconded by Sheryl McCallum, and passed unanimously, to adopt the 2021 budget based on no increase in monthly assessments.

Association Manager's Report: Lynda Reifman
*The Association has achieved FHA re-certification.
*The Annual Meeting is scheduled for Oct. 22, 2020.
Notice and the 2021 budget will be mailed to owners.
*A motion was made by Jennifer Hathaway, seconded by
Sheryl McCallum, and passed unanimously, to accept a
tree maintenance proposal submitted by Academy Arborist
in the amount of \$4,000.00.

*The asbestos abatement and heat lines replacement has been completed by WDR and Complete Plumbing in #112, #114, #115 and the common area breezeway.

*The Board agreed that after many years of discussion regarding the status of the closed pool, it is time to place the matter in the hands of the property owners.

A motion was made by Jennifer Hathaway, seconded by Sheryl McCallum, and passed unanimously, to accept a Project Services Agreement submitted by CPMG in the amount of \$4,000.00 to facilitate a process that encourages homeowners to pass a ballot to amend the Association's Declaration of Covenants to remove the inoperable pool.

Adjournment: 7:30 p.m.