

**Spinnaker Run Condominiums Association**  
Board of Directors Meeting Minutes  
January 17, 2019

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**Call to Order:** Barbara Bureau called the meeting to order at 7:00 p.m. The meeting was held at the Spinnaker Run Clubhouse, 12516 E. Cornell Ave.

**Board members present:** Barbara Bureau, Kim Hirschey, Diane Mullan, and Mark Scaperlanda.

**Board members absent:** Vannessa Landaverry, Gabriel Klein

**CPMG Staff:** Amber McCurdy CAM, CMCA, Association Manager

*Minutes taken and transcribed by Amber McCurdy, CPMG*

**Contractor presentation:**

- **Ghent-Pro Way Services:** Attended to discuss lighting, railings and carports.

**Homeowner Forum:** None

**Meeting Minutes:**

- November 15, 2018. On a motion made by Diane Mullan, seconded by Mark Scaperlanda and unanimously carried it was resolved to approve the minutes.

**Manager's Report:** The Board reviewed the report.

**Unfinished Business:**

- **Pro Way Services-concrete repairs:** On a motion made by Kim Hirschey, seconded by Mark Scaperlanda and unanimously carried it was resolved to approve the concrete proposal in the amount of \$3,280.00.
- **Cowboy mowing enhancement Proposal:** On a motion made by Kim Hirschey, seconded by Mark Scaperlanda and unanimously carried it was resolved to approve the enhancements in the amount of \$30,044.39.
- **Cowboy Mowing flower bed proposal:** Denied
- **Five Star Janitorial carport and entryway proposal:** On a motion made by Barbara Bureau, seconded by Kim Hirschey and unanimously carried it was resolved to approve the cleaning bid in the amount of \$1,800.00.

**New Business:**

- **Neptune Pools 2019 service:** On a motion made by Diane Mullan, seconded by Kim Hirschey and unanimously carried it was resolved to approve the pool contract in the amount of \$23,400.00.

**Financial Review:**

On a motion made by Mark Scaperlanda, Seconded by Kim Hirschey and unanimously carried it was resolved to approve the December 2018 financials subject to audit.

**Attorney report:**

- The Board reviewed the attorney report.

**Delinquency Report:** On a motion made by Kim Hirschey, seconded by Barbara Bureau and unanimously carried it was resolved to write off \$4.51 for 12430 E. Cornell Ave. #103.

**Hearings:** On a motion made by Barbara Bureau, seconded by Diane Mullan and unanimously carried it was resolved to assess the following fines.

- **12400 E. Cornell Ave. #101-** The Board did not assess a fine per the 2<sup>nd</sup> or 3<sup>rd</sup> notice of violation for mail on the ground.

- **12400 E. Cornell Ave. #202**-The Board did not assess a fine per the 2<sup>nd</sup> notice of violation for the balcony screen door being off track.
- **12400 E. Cornell Ave. #204**-The Board did not assess a fine per the 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup>, 8<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup>, 11<sup>th</sup> and 12<sup>th</sup> notice of violation for the balcony screen door being off track.
- **12470 E. Cornell Ave. #302**- The Board did not assess a fine per the 12<sup>nd</sup> notice of violation for the broken garden window.
- **12512 E. Cornell Ave. #201**-The Board did not assess a fine per the 2<sup>nd</sup> notice of violation for the torn window screen.
- **12512 E. Cornell Ave. #204**-The Board did not assess a fine per the 2<sup>nd</sup> or 3<sup>rd</sup> notice of violation for the printed curtains.
- **12512 E. Cornell Ave. #204**-The Board assessed a \$50.00 fine per the 2<sup>nd</sup> notice of violation for the blanket in the window.
- **12512 E. Cornell Ave. #304**-The Board did not assess a fine per the 2<sup>nd</sup> notice of violation for the mops on the balcony.
- **12524 E. Cornell Ave. #303**-The Board did not assess a fine per the 2<sup>nd</sup> notice if violation for the window screen being out.
- **12534 E. Cornell Ave. #104**-The Board did not assess a fine per the 2<sup>nd</sup> notice of violation for cleaning the entryway.
- **12536 E. Cornell Ave. #104**-The Board did not assess a fine per the 2<sup>nd</sup> notice of violation for the broken garden window.
- **12536 E. Cornell Ave. #303**-The Board did not assess a fine per the 2<sup>nd</sup> or 3<sup>rd</sup> notice of violation for the cooler on the balcony.
- **12544 E. Cornell Ave. #101**-The Board did not assess a fine per the 2<sup>nd</sup> notice of violation for the broken garden window.

**Correspondence:**

- The Board reviewed the correspondence.

**Adjournment:** The meeting was adjourned at 8:23 pm.

**Executive Session:** None

**Next Meeting:** February 21, 2019 @ the Spinnaker run Clubhouse.

Minutes approved: \_\_\_\_\_

*Barbara Bureau*  
Board approved

*3-28-19*  
Date