

Spinnaker Run Condominiums Association

Board of Directors Meeting Minutes

November 16, 2023 6:00 PM at Spinnaker Run I Clubhouse (12516 E. Cornell Avenue)

Call to Order: Barbara Bureau called the meeting to order at 6:06 PM.

Board members present: Barbara Bureau, Michael Lee, Gabriel Klein, Nicole Cimino, Carole Fuller and Susan Pickle were present.

Board members absent: Hayley Sanchez.

CPMG Staff: Korey Bueng, Association Manager.

Guests: Officer Davis of State Security Enforcement Group.

Minutes taken and transcribed by Korey Bueng - CPMG

Homeowner Forum: There were two homeowners present at the meeting. Some of the topics that were discussed included cleaning up dirt on the sidewalk outside of 12524 E. Cornell Avenue, painted rocks in the community, towing enforcement, and a broken water meter cover behind 12544 E. Cornell Avenue.

President's Report:

- Barbara Bureau gave a brief report on prioritizing upcoming projects for the community and the winter newsletter. Some of the topics that were discussed included meeting with the CPMG COO to discuss altering the Association's Declarations, landscaping ideas for spring, the status of the community's stairs and handrails, the state of the Association's asphalt, and the hours of the security vendor's patrols.

Meeting Minutes:

- On a motion made by Michael Lee, seconded by Carole Fuller and unanimously carried, it was resolved to approve the October 19, 2023 minutes as written.

Manager's Report: The Board reviewed the report.

Financial Review:

- On a motion made by Michael Lee, seconded by Barbara Bureau and unanimously carried, it was resolved to approve the October 2023 financials subject to audit.

Old Business:

- None.

New Business/Discussion Items:

- On a motion made by Nicole Cimino, seconded by Gabriel Klein and unanimously carried with Michael Lee abstaining, it was resolved to approve the proposal from Michael's Janitorial Services, LLC to perform a light cleaning of the Association's stairwells and carports in the amount of \$5,130.00.
- The Board discussed a proposal from Keesen Landscape to plant dogwoods outside of 12450 E. Cornell Avenue and decided to table the proposal in favor of discussing other options with the landscapers during the spring landscaping walkthrough.
- On a motion made by Barbara Bureau, seconded by Gabriel Klein and unanimously carried with Michael Lee abstaining, it was resolved to increase the frequency of parking enforcement walkthroughs during the winter season from twice monthly to weekly.
- On a motion made by Michael Lee, seconded by Susan Pickle and unanimously carried, it was resolved to approve allowing residents to decorate the community with painted rocks.

Items Approved Between Meetings:

- None.

Architectural:

- None.

Hearings: None.

Correspondence: None.

Adjournment: The meeting was adjourned at 7:17 PM.

Executive Session: Please refer to Executive Session minutes.

Next Meeting: January 18, 2023 at 6:00 PM – Spinnaker Run Clubhouse (No meeting in December.)

Minutes approved: _____
Board approved Date