

Spinnaker Run Condominiums Association
Board of Directors Meeting Minutes
July 20, 2017

Call to Order: Barbara Bureau called the meeting to order at 7:03 p.m. The meeting was held at the Spinnaker Run Clubhouse, 12516 E. Cornell Ave.

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

Board members absent: Cynthia Vaught

CPMG Staff: Amber McCurdy CAM, CMCA, Association Manager

Minutes taken and transcribed by Amber McCurdy, CPMG

Homeowner Forum:

12524-101: Owner attended to discuss joining the Board.

12430-203: Owner attended to discuss joining the Board.

On a motion made by Diane Mullan, seconded by Mark Scaperlanda and unanimously carried it was resolved to appoint Tracey Hershey and Vanessa Landaverry to the Board.

May 25, 2017 Meeting Minutes

On a motion made by Mark Scaperlanda, seconded by Kim Hirschey and unanimously carried it was resolved to approve the minutes for May.

Financial Review:

On a motion made by Barbara Bureau, Seconded by Mark Scaperlanda and unanimously carried it was resolved to approve the June 2017 financials subject to audit.

Delinquency Report: On a motion made by Barbara Bureau, seconded by Kim Hirschey and unanimously carried it was resolved to approve to write off the following amounts.

- 12400 E. Cornell Ave. #303: \$5.96
- 12534 E. Cornell Ave. #101: \$8.12
- 12534 E. Cornell Ave. #304: \$13.13

Attorney report:

- The Board reviewed the attorney report.

Unfinished Business:

- **Drainage bid:** On a motion made by Barbara Bureau, seconded by Diane Mullan and unanimously carried it was resolved to approve Pro Way Services bid in the amount of \$134,661.00.

New Business:

- **FHA recertification:** On a motion made by Diane Mullan, seconded by Barbara Bureau and unanimously carried it was resolved to approve CPMG to complete the FHA recertification in the amount of \$1,000.00.

Manager's Report: Submitted in writing.

Hearings: On a motion made by Diane Mullan, seconded by Tracey Hershey and unanimously carried it was resolved to assess the following fines to the following units.

- **12400 E. Cornell Ave. #102-**The Board did not assess a fine per the 2nd notice of violation for the dog tied to the porch. They will wait to see if it happens again.
- **12400 E. Cornell Ave. #103-** The Board did not assess a fine per the 2nd notice of violation to clean the entryway.
- **12400 E. Cornell Ave. #103-** The Board assessed a \$50.00 fine per the 2nd notice of violation for the window screen being out.

- **12400 E. Cornell Ave. #103-** The Board assessed a \$50.00 fine for the 2nd notice of violation for cleaning the entryway.
- **12430 E. Cornell Ave. #301-** The Board assessed a \$50.00 fine per the 2nd notice of violation for food falling on the unit below.
- **12504 E. Cornell Ave. #103-** The Board assessed a \$50.00 fine per the 2nd notice of violation for the unsupervised children playing on the a/c units.
- **12504 E. Cornell Ave. #103-** The Board assessed a \$50.00 fine per the 2nd notice of violation for the children putting rocks on the sidewalks.

Correspondence: The Board reviewed the correspondence and denied the request for reimbursement from the owner of 12524 E. Cornell Ave. #201 for the towing of their vehicle for expired tags.

Architectural: None

Adjournment: The meeting was adjourned at 8:48 pm.

Executive Session: None

Next Meeting: August 17, 2017 @ the Spinnaker Run clubhouse 7pm

Minutes approved: Barbara Bureau 8-17-17
Board approved Date