

CATAWBA SHORES NORTH CONDO ASSOCIATION BOARD MEETING
Wednesday, July 23, 2025
Via Zoom 4:00-6:00

Present: Sheila Flannery, Mike Colatruglio, Kevin Quinn, Tim Keys, Dana Preisse, Beth Veres, Earl Ley. Joe Barone was unable to attend.

Sheila thanked all for attending the meeting.

The minutes from the July 1, 2025 meeting were approved with no changes. Tim made the motion to approve and Kevin seconded the motion. All were in favor.

New Business: Earl will make an addition to the Common Courtesies regarding reserving tables at the pool, which can be an issue on holiday weekends. If items have been left on tables or chairs for more than 30 minutes, they can be set aside, allowing availability for others to use. Also added will be a request that people remember to bring their trash up from the beach and a change in the wording of the dog leash regulations.

Sheila talked about the Annual Meeting Packet she sent to the Board for review and if there were any additions. Kevin mentioned the bios for those running for election. The packets will be emailed around August 6, 2025 and then mailed afterwards.

Financials: Tim shared the current balance sheet. There is 72k in Operating Checking, 81k in Reserves and 152k in the Construction Fund. A draw to Kluding Construction was just completed. The seawall and sidewalk project at Building 2 will be using 37k of Reserves. Earl clarified that there were 51k in Capital Improvements this past year. The assessment collected in August will be discussed among the new Finance Committee as to where to invest.

Dana asked about the areas of seeding that have not done well and if the need to redo in the fall would be an added cost or included in what has been paid. Mike felt that after his discussions with both Evan and Corso, that they will "weed and feed" in the fall and then reevaluate in the spring.

Committee Reports:

Pool/Beach: Dana clarified that asking Ley Management to weed the beach or remove fish would be an additional cost. The area down by the property line with Riat has a lot of tall, thick growth, which Ley Management will pull out and bill us. In past years, the beach has needed to be graded, but at this time it was determined to not be necessary.

Landscape: The mid-summer trimming has been done. Stephanie Partee did a great job overlooking the trimming. Watering of the new landscaping around Building 4 has been a community effort and well done. Continuing to water around Building 1 has gone well also. Beth shared an updated quote from Fremont Fence to install vinyl fences in front of Buildings 1 and 4. The estimate remained the same as last year's quote. Beth asked if anyone had an Amish contact that might give an estimate for wood fences. Dana and others will check.

Buildings: Beth asked if unit numbers on the mailboxes would be updated with nicer plaques. Mike will continue to research. Currently the numbers are written in sharpie pen. Also discussed was the possibility of spraying the inside of the mailboxes to keep the wood bees or other from destroying the wood or materials used, as they were just constructed last year.

Mike shared that Kluding has the south end of Building 2 ready for siding. The old rocks have been removed at the seawall and work on the new sidewalk and seawall is eminent. So far, there have been no major issues with Building 2, that would add extra time and materials to the renovation costs. Each building has 10k budgeted for such. Mike and Tim are still determining how to handle the discoloring of caulk on Building 1, which could require a lift machine to reach the higher areas. Using a window washing service has been suggested. There was discussion as to who should absorb this cost. It does not look like Building 2 has this issue.

Insurance & Nominating: Kevin had nothing new to report regarding insurance as Earl confirmed that all had been signed and paid. Kevin had shared earlier in the meeting that there would be two candidates for the 2 Board seats. Sheila Flannery and Tom Frohman are those candidates. Dana Preisser is stepping off the Board and Sheila thanked her for her time and talents used during her time serving on the Board.

Legal/Special Projects: As Joe was unable to join the meeting, Dana shared information she and Joe had gathered from the survey sent out regarding the use of video cameras. 17 unit owners responded against cameras, 5 were ok if there was no audio and 4 were ok with their use. The Board discussed various ways to handle the situation. Board members agreed that a camera installed on the inside of a unit (and not facing directly at another unit) would be acceptable. Discussion of the doorbell cameras was inconclusive due to their installation. Some are hardwired and some are adhered with a sticker. Because of our rules regarding how we attach anything to the new siding and trim, the installation of a doorbell camera needs be researched and discussed further. If this can be done before the Annual Meeting, the information regarding doorbell cameras will be relayed to unit owners at that time.

The Annual Meeting will take place on September 6, 2025 from 3:30-5:30 at CIC. Appetizers to follow at CSN pool.

Respectfully submitted,

Beth Veres