

Spinnaker Run Condominiums Association

Board of Directors Meeting Minutes

January 20, 2022 – 6 PM

Zoom Meeting

Call to Order: Barbara Bureau called the meeting to order at 6:00 p.m.

Board members present: Barbara Bureau, Carole Fuller, Michael Lee, Hayley Sanchez, Gabriel Klein and Diane Mullan

Board members absent: Mark Scaperlanda

CPMG Staff: Mark Dougal CMCA, AMS Association Manager

Minutes taken and transcribed by Mark Dougal CMCA, AMS - CPMG

Homeowner Forum: There were two owners present. They were both there to listen and observe.

Meeting Minutes:

- On a motion made by Barbara Bureau, seconded by Carole Fuller and unanimously carried it was resolved to approve the November 18, 2021 minutes.

Manager's Report: The Board reviewed the report.

Old Business: None

New Business/Discussion Items:

- The Board reviewed a loss control letter from their insurance company asking them to repair cracked and uneven surfaces in the parking area.
- On a motion duly made, seconded and unanimously carried it was decided to approve the parking lot sweeping bid in the amount of \$1,110 from CAM Services.
- On a motion duly made, seconded and carried with Diane Mullan voting no and Michael Lee abstaining it was decided to approve the carport sweeping bid in the amount of \$1,230 from Michael's Janitorial Services.
- On a motion duly made, seconded and carried with Diane Mullan voting no and Michael Lee abstaining it was decided to approve the stairwell cleaning bid in the amount of \$3,840 from Michael's Janitorial Services.
- On a motion duly made, seconded and carried with Diane Mullan voting no and Michael Lee abstaining it was decided to approve the pet waste removal bid in the amount of \$850 per month for 12 months from Michael's Janitorial Services.
- On a motion duly made, seconded and carried with Diane Mullan voting no and Michael Lee abstaining it was decided to approve the towing enforcement bid in the amount of \$200 per service at a rate of twice per month from Michael's Janitorial Services.

Contracts Approved Between Meetings: None

Financial Review: On a motion made by Michael Lee, seconded by Barbara Bureau and unanimously carried it was resolved to approve the December 2021 financials subject to audit.

Architectural:

- 12400 #204 – Window replacement - Approved

Attorney report: The Board reviewed the report.

Delinquency: The Board reviewed the report.

Hearings: On a motion duly made, seconded and unanimously carried it was resolved to approve the following fines: None

Correspondence: The Board reviewed the following: None

Adjournment: The meeting was adjourned at 7:22 pm.

Executive Session: The Board went into executive session with their attorney Brittney Horstman from Moellergraf to discuss a possible insurance claim and other HOA related legal issues and questions including the possibility of petitioning the courts to reduce quorum for the annual meetings going forward.

Next Meeting: February 17, 2022 at 6 PM – Zoom Meeting

Minutes approved: _____
Board approved Date