

CANTERBURY MEWS CONDOMINIUM ASSOCIATION
BOARD MEETING OF June 12 at 7:00 pm

AGENDA

APPROVAL OF MINUTES – No minutes were taken during last meeting as the board secretary had a family emergency

ACTION ITEMS

ARCHITECTURAL REQUESTS

RESALES

VIOLATIONS

NEW BUSINESS

CONFIRMATION OF NEXT MEETING

ADJOURNMENT

Attendees:

Barbara Pandorf- 403 Peppermill Court

Lan Luu - 129 Covered Bridge

Sue Friia - 911 Sterling

Jane Alliota- 811 Darrett Ct.

Joe Simiriglio - 503 Swiftwater Ct.

Allie - 903 Fitch Court

Lorena Haberern - 1007 Hillboro Ct.

Jessica Palo - 210 Pratt Ct

ACTION ITEM #1

The parking issue has still not been resolved and we will need to find a solution.

Management received a letter from Covered Bridge Court from a homeowner who does not want the parking spaces extended next to her home. Letter is in the board package.

Field before pool - gravel lot

Considering various areas for overflow options

Board will continue to review options.

There is not enough room for every resident to have one numbered and one non-numbered space.

ACTION ITEM #2

Management received a letter from the Washington Township regarding recycling issues in our community. They are incurring massive fines from their recycling handler. Every truck that dumps even one plastic bag or plastic film is being fined \$50. The Township is warning that if this does not stop, they may have to charge back the fines as they had to pay \$40,000 last year. In addition, there is still an issue with the cardboard not being broken down.

If the development receives a fine, everyone will be charged a special fine.

Gab will reach out to trash service provider to explore what other communities are doing.

Looking for options/solutions

Table this until more information is collected. Revisit next month.

ACTION ITEM #3

The new reserve study was received. A copy is in the board package.

A draft version has been received. Board will review it in the next few weeks.

ACTION ITEM #4

There are cracks in several different courts in the blacktop. At this time, spot replacement might be a good option.

Several courts have cracks currently (Hillboro, Pratt, and Rutland)

Look at them during walk

Previous patch on Rutland, has not held.

Options for patching being explored

Main loop is okay currently

ACTION ITEM #5

Please schedule a community walk to identify projects that need attention.

Setting up a community walk with board members.

Signs:

Township doesn't recognize our roads

Were the signs installed properly?

INFORMATION ITEMS:

The new batch of FOBs for the pool have arrived. All residents who requested a FOB received a hand delivery on June the 6th.

Fobs were delivered to residents who requested them.

More lounge chairs are needed at the pool - 20 are being requested

Non-residents are attending the pool - Should be two guests

A few tables/chairs for the upper section

How are guests being monitored to know how many guests/residents are using the pool.

Reservations would not be a good idea - you can't control the weather

Picnic tables up on the upper deck?

Gab will get an estimate for lounge chairs.

We had some issues with the sprinkler system and Ground Troop is working on getting the problems resolved. If you see any issues, please contact the management office.

Gab will follow up with Mike from Ground Troops.

During the night of June 2nd to June 3rd several street signs throughout the community have been stolen. One report stated that there were four teenagers seen messing with these signs. Any information you may have would be appreciated.

Any information would be appreciated

Check Ring cameras, etc.

Check with Twp to see how to proceed

Development will more than likely responsible for replacement

ARCHITECTURAL REQUESTS: 420 Pepper Mill Court would like to install a ceiling fan on their patio. A picture is part of the board package.

Have Tom stop by and review it, etc.

Licensed contractor will have to complete the work.

DELINQUENCIES See attached delinquent status report

RESALES:

318 Whittier

\$190,000

VIOLATIONS: 501 Swiftwater

Agreed to clean up area

Resident may be parking in handicapped spot - illegally

One year validation - Was it recertified by a Dr?

Resident is a hoarder - neighbor has been in the home once

Wellness check?

Renter or owner?

Strange cars, he sits on the main road, illegal activity

Suspicious activity - call the police

Post - upstairs unit 503 - Did maintenance come look at it?

Standard for condo patio/deck? Replace with identical.

Plastic corrugated roof on patio. This has caused major property damage. How do you protect the ability to use your patio.

Upstairs neighbors don't always check to see if lower resident is on patio.

Can provide a sketch to have Tom review, etc.

Question about siding (Lan) - cracks in the siding

Take pictures and send email to Gab

Cracks and holes

Question about smoking:

Can't control smoking

There is not a designated area

Has tried to talk to neighbor

Next meeting will take place: Monday, July 10, 2023

Meeting adjourned at 7:50 p.m.