

# CANTERBURY MEWS CONDOMINIUM ASSOCIATION

BOARD MEETING: March 13, 2023 at 7:00 pm

## AGENDA

APPROVAL OF MINUTES – January 9, 2023

ACTION ITEMS

ARCHITECTURAL REQUESTS

RESALES

VIOLATIONS

NEW BUSINESS

CONFIRMATION OF NEXT MEETING

ADJOURNMENT

Attendees for Public Meeting:

Board Members: Mike McKeage, Deb, Eugene Brooks, Anna Grant

Property Manager: Gabriele Steffen

Shawn & Terri Fanslo 915 Woodstock Court

Barbara Pandorf – 403 Peppermill Ct

## **ACTION ITEM #1**

To make elections easier we need to change the bylaws so residents will have the option to vote online. In order for this to happen, the Board can pass the Amendment during today's open meeting and then distribute a copy of the amendment with a rejection ballot to all Unit Owners. The Unit Owners will need to be given 30 days to reject the amendment. If at the expiration of the 30-day period less than 10% of the Unit Owners have returned a rejection ballot, then the Amendment can be recorded and put into effect. Once passed, the new DCA regulations require that the on-line voting be administered by a neutral third party.

Please vote on amending the bylaws.

- Gab will send out additional information about this.

- Unit order must be given 30 days, and then updates may be made to the by-laws.
- Gab will send out mailers about it.

## **ACTION ITEM #2**

The cardboard box issue is getting out of hand. We posted signage at all dumpsters to break down boxes, but they are largely being ignored. A sporadic inspection should be performed, and fines imposed on violators. In addition, people are not bringing their bulk trash to the club house. Our maintenance guy is in his 70s and cannot be expected to carry around sofas, TV, etc.

Please discuss and vote on remedies for violations of trash policy.

- Implement a change:
  - Warning first, via email. As of April 1<sup>st</sup> you will be fined
  - Fines from there.....
  - Residents aren't breaking down large boxes (Amazon, etc.)
- Send out notices – include what is on the signage

Fine Fee:

- 10.00 first offense
- 25.00 second offense

Increase from there

## **ACTION ITEM #3**

We have a constant issue with lights not working. It was brought to my attention that the wiring of the light posts are old and should be replaced. It may be a good idea to replace the light posts with solar lights.

Please discuss and vote on how to remedy the issue.

- Request quote from Gibson regarding switching current light fixture to solar.
- Current wiring is an issue and is not repairable.
- Review estimate once received.

#### **ACTION ITEM #4**

WIFI for pool and clubhouse guests. I reached out to Verizon for a quote and different options as many residents had requested last year to have WIFI available at the pool.

These are the quotes I received:

Hi Gabriele,

It was a pleasure speaking with you. As discussed, please see Fios data pricing below. I recommend the 500/500 to allow ample bandwidth for the club house and poolside guests. The Verizon rep recommended the 500/500 option. The main Pro is FTTP- Fios to the Premise. Unlike our competitors, who deliver data to a hub that is shared with a few hundred users in the area, we deliver Fios directly to the premises/ router. There is no shared bandwidth. Please see a brief description of each speed below. I hope this helps. Thanks.

200/200- \$69- Great for the small 2-5 user offices.

\*2 year term

\*\$50 install charge

500/500-\$129/month- Great for smaller building WIFI, mid-tier office use

\*2 year term

\*Free install

Gig/Gig-\$249/month- Perfect for building WIFI/ gaming/ and all other uses

\*Free router

\*2 year term

\*Free install

Static (if required)- \$20/month for 1

Router (required)- Rent for \$18/month, buy \$399 or provide your own.

- Set up a second pw for wifi or guest account? Gab will check.

- Weight Watchers is interested in holding meetings at the club house twice weekly.  
Rate TBD (Washington Twp group)

- \$100 or 150 per event?

- What would the organizations need to provide to us (paperwork, etc.)
- Gab will check on this and follow up – check with Galman and then McGovern if Galman isn't a resource
- No wifi at the pool – leave as is

#### **ACTION ITEM #5**

Gable vent replacements:

We have had several complaints that pests are getting into the attic via the gable vents. The vents are about 40 years old and need to be replaced. This is a large project that will take about 3 weeks. Also, there are several different building styles for the vents. A proposal was received from KIG Contracting. I have reached out to several companies, but no further estimates were received. The projected cost for all vents \$68,400.

- \$60 k can be shifted from snow account
- Approved by board

#### **INFORMATION ITEMS:**

We are still working on the swale along the property line. As the weather has improved the work has been restarted and management was told that the project should be completed the week of the 13th of March. In the name of the association, I apologize for the mess and any inconvenience this may cause. Please rest assured that we are trying to get this project done as soon as possible.

- Project should be completed by next week
- Mike Santoro will be meeting with Jon and Gab Tuesday morning (3/14/23)

We still don't have the votes to change the master deed and our FHA certification has expired. 270 votes were needed but only 99 were received.

- Exploring digital voting

Dog curbing: Several complaints have been received that dog owners are not picking up their dog's waste. Here is a reminder that we have a dog curbing policy with the following fines:

First violation- \$50

Second violation-\$150 within the previous 12-month period of the first violation

Additional offenses- Up to \$500 per violation within the previous 12-month period of the two prior violations.

For anybody who wants to file a complaint, please provide video footage of the incident, and send it to management.

**ARCHITECTURAL REQUESTS:** None

**DELINQUENCIES** See attached delinquent status report.

**RESALES:**

606 Hartland Court \$210,000

VIOLATIONS: None

\* Gab will get a quote from KIG regarding treating new decking.

**New Business:**

- Regarding the dog curbing: Very bad at Sterling and Woodstock. Landmines all over. Asked if we can explore doggie stations. Who would empty?
- Regarding swales – Between Sterling and Woodstock. Another area at their residence is beginning to sink. Water is not getting into the house at this point. Pictures will be sent and Gab will go out to look.
- Consider the hidden trail cameras. If identified, you will be fined. Discuss next month. Look for cameras (Amazon, etc)
- Description of dogs when new homeowners move in?
- Add to census form: Dog/photo/tag number, etc.
- Update about Verizon – Solicitation – No knock via Twp.
- Wifi- Repeater- additional router, etc.
- KIG: decks, gable vents, concrete