

CANTERBURY MEWS CONDOMINIUM ASSOCIATION

BOARD MEETING OF November 14, at 7:00 pm

Closed Session Attendance:

Anna, Mike, Gene, Deb, Gab, Jon

Public Session Attendance:

Jane Alliota (ipad)

Barbara Pandorf (ipad)

Rosemary?

AGENDA – Meeting called to order

APPROVAL OF MINUTES – October 10, 2022 (minutes approved)

ACTION ITEMS

ARCHITECTURAL REQUESTS

RESALES

VIOLATIONS

NEW BUSINESS

ACTION LIST

CONFIRMATION OF NEXT MEETING

ADJOURNMENT

ACTION ITEM #1

Topic: Remote Meeting resolution:

THEREFORE, BE IT RESOLVED THAT, the following procedures are hereby adopted:

1. The executive meetings of the Association's Board of Trustees, the open meetings of the Board of Trustees and all meetings of the Members including the annual meetings and Board elections may be conducted solely or in part by means of remote communication as determined in the sole discretion of the Association's Board of Trustees.
2. The executive meetings of the Association's Board of Trustees, the open meetings of the Board

Trustees and all meetings of the Members including the annual meetings and Board elections or any part of any such meetings that is held remotely shall be conducted in a virtual format to be determined by the Association's Board of Trustees.

3. For any open meeting of the Board Trustees and/or meeting of the Members in which remote attendance and participation is offered, the Association's Board of Trustees shall, at least twentyfour (24) hours prior to the meeting, provide to all Members the meeting log-in information, password if required, and description of the virtual format.

4. If required by law, regulation or otherwise, votes at any meeting in which remote attendance and participation is offered shall be submitted and/or tabulated in such a way as to protect the identity of the voter, as determined by the Association's Board of Trustees.

5. Any Member who attends an open meeting of the Board of Trustees or a meeting of the Members, whether in-person or remotely, shall have an opportunity to participate in the meeting, in a manner approved by the Board of Trustees, which may include being required to submit questions, comments or votes prior to the meeting.

6. Any open meeting(s) of the Board of Trustees, meeting(s) of the Members or any part thereof that is conducted remotely may be recorded at the discretion of the Board of Trustees in a format to be made available to Members that were unable to attend the meeting(s).

7. Should any provision hereof be determined to be invalid, the remaining provisions hereof shall remain in full force and effect.

8. The terms of this Resolution supersede any conflicting terms in any other prior resolution of the Association.

Recommendation: Please vote on adapting this resolution.

- **Closed Session:**
- **Open Session:**
- Board members are in agreement and voted.

ACTION ITEM #2

Topic: (Potential) Projects for next year.

We have several projects that need to be done next year. Gable Vents, Chimneys, Roofs and some landscaping projects. The estimates are included in the board package.

- **Closed Session:**

- Do we need to get additional estimates? Several companies are no longer doing the chimney work. Possibly ask the engineer if they can recommend anyone.
- Put off mulching until the spring of 2023 or 2024?
- Removal of trees up against or near the buildings
- Lower mulch beds – something will need to be put down (very thin). Do this in the Spring. Maybe half in the spring of 2023 and the rest in the fall of 2023.
- Fall clean-up will begin soon
- Swale project needs to be completed. It is supposed to be finished with grass. Whittier wasn't dug deep enough, so that needs to be updated. Behind Mike's, and behind Rutland also needs to be completed.
- There are several chimneys requiring repair
- Put \$15K aside for incidentals in the budget. Gab will review the "extra" costs and report back.
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- **Open Session:**

- Discussion regarding building costs into the budget for next year.
- Questions: Are we trying to maintain the budget so that the condo fees don't increase too much (Barbara)
- Which roofs need to be done on Peppermill? (Barbara) 401-424 needs to be replaced, Gab will double check to ensure this is accurate. The 430's were recently replaced also. Cross reference which roofs were replaced in the last 15 years (Jon). Ensure that Breen has the correct information regarding the development.

Recommendation: Vote on what projects should be completed.

ACTION ITEM #3

Topic: RVs and boat parking in the community.

Recommendation: Vote on whether boat and RVs are allowed in the community.

- **Closed Session:**

- Rules and Regs (as of 1/11/2021) Recreational Vehicles are prohibited.
- If we need to add boats, we can do that.

- **Public Session:**

- Can they park by the clubhouse? (Barbara)
- This was updated in the Rules and Regulations in January 2021. No RV's, boats, recreational vehicles. Commercial vehicles are allowed by the dumpster.
- Commercial vehicles (Jane) – Currently not all vehicles are parking along the fence by dumpster.

INFORMATION ITEMS: Clubhouse repair/remodel is completed. If you would like to rent the clubhouse, please contact management at your earliest convenience.

The cameras and gate control to the pool have been installed. If you are planning on going to the pool during the next season, please stop by the office during normal business hours to pick up your FOB. There will be only one per household. The first FOB is free but if you lose your FOB there will be a \$50 charge to cover the cost for the replacement.

It has been brought to my attention that there are teenagers trying to bend down the Rutland Court sign and also trying to pull out the pickets with the reflectors out of the ground. If you see this happening, please contact the office right away. Also, if you know who those kids are, please let me know so the parents can be held responsible for any destruction being caused. Also, children under the age of 16 have to be supervised by an adult at all times.

- **Closed Session:**
 - No comments
- **Open Session:**
 - FOB will allow you to swipe in and swipe out. If leaving after hours there will be an exit button, but Gab will be able to see who it is, etc.
 - Children under 16 should be supervised by parents within the development. Parents need to be held responsible.

ARCHITECTURAL REQUESTS: None

DELINQUENCIES See attached delinquent status report

RESALES: None

VIOLATIONS – 930 Peppermill Ct

If you would like to join us, please click on the link below at 7 PM on Monday the 8th of August. Participants are only admitted until 7:10 PM as new arrivals will disrupt the meeting. Please be sure to identify yourself when entering the meeting. People who will not identify upon request will be removed from the meeting. If you have any questions about how to join a zoom meeting the short video might help you:

<https://www.youtube.com/watch?v=Wx3kxI6Aieg>

Questions:

Stucco repair at 523 Swiftwater – Our deductible will not cover the first \$10k. After that they will cover. Waiting on proposals.

Suggestion box – There was a FB page previously, but if residents want to make suggestions, they would need to come to the board meetings. Potentially black doors rather than the blue color.

By the R & R's painting the doors are up to the home owner (front door and heather room door). Doors are painted when the building painting cycle is due.

Rosemary?: Remove one complimentary month of condo fees, Night for free at the club house.

Motion to Close Meeting: Approved

Gabriele Steffen is inviting you to a scheduled Zoom meeting.

Topic: My Meeting

Time: Nov 14, 2022 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86908675964?pwd=NTdaWUtkK0o4QjBWTGVhK05xYlpTUT09>

Meeting ID: 869 0867 5964

Passcode: 493219

One tap mobile

+16465189805,,86908675964#,,,,*493219# US (New York)

+16465588656,,86908675964#,,,,*493219# US (New York)

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