

Catalina Cove Home Owners Association

Special Assessment Meeting

September 4, 2019

Call to Order: 6:30 by President Don Todd

Roll Call: Don Todd, Julia Depascale, Michael Brousseau

Discussion of the carports with Kevin Imse from BMCI Contracting:

- There was a question of if the carports are currently to code. The issue is more to do with the material used and the condition of the material.
- There was a discussion of the notification of the residents of the project. It was decided that Kevin would contact Jenny and then Jenny will inform the residents via email.
- There was a question of how the demo and rebuild of the carports would happen. The carports will be demolished and then rebuilt a few at a time.
- There was a question about if the roof will be pitched. The roofs will be pitched and the gutters will be installed as well.
- There was a discussion of the wind rating of the carports. The carports will be rated for 123 miles and hour.
- There was a discussion of the appearance of the carports, they will look similar to the carports repaired last year.
- There was a question of warranty. There is a 10 year warranty against leaks. Kevin recommends that the board have all of the screws sealed on the carports in approximately three years.
- There was a discussion of the insurance on the carports.
- There was a discussion of the working hours. They will be working Monday through Friday from approximately 7:30 AM to 7:00 PM.

Special Assessment motion:

- Donald Todd makes a motion to accept the special assessment of \$133,316.64 to be paid back by each unit owner over a period of four years at the rate of \$69.44 or a lump sum of \$3,332.92. Any additional funds left after the replacement of the carports will be deposited into the general operating account and be used landscaping and other projects on the property. Julia Depascale seconded the motion, all were in favor.

Special Assessment motion:

- There was discussion of the term of the loan. It was decided that the loan would be four years to keep from being a burden on the unit owners.
- There was a discussion of the interest and paying in advance.
- There was a discussion of the residents voting on the special assessment.

Meeting Adjourned at 7:30 PM.