

February 2022 Meeting Minutes

Meeting called to order @ 6:30

Board Members present, Carla Douglas, Ken Craig, Julia DePascale, Kate Brousseau, Don Todd

Treasurer's Report:

approximately 55 thousand in Operating account

approximately 88 thousand in Reserves

Old Business:

Shells and landscaping on South side to be completed after foundation repairs are complete on Catalina Circle

New Business:

For residents who have 3 or more vehicles, the excess vehicles should be parked by the tennis court as a courtesy to all residents. Jenny to send out parking guidelines for all concerned. Request to not block sidewalks as well. Meeting set up for March 2 online.

Managers Report:

one new renter @ 9414 Tradewinds

no collections

Waste Management contract renewed after research done.

Open Forum:

Foundation Repair to the last building on Catalina Circle and sidewalk repair to be completed after foundation fixed. Canal dredging for waterfront property owners is in the discussion stages. All 3 communities will participate at the owners request. Cost is \$8,000 and does include an environmental impact study.

Roofs:

Board to decide what the HOA wants to do, whether HOA is responsible for roof replacement, owner responsible and if 3 are compliant, what to do with 4th noncompliant owner. With the new TPO roof materials, it is advantageous to do all roofs at the same time. There have been too many quads that have had one or two roofs patched/replaced leaving problems for the other units.

Barbara Tantillo to submit a letter she received in the past stating compliance for said guideline. Board to address if we want to keep the current flat/Mansard roofs or create a pitch to the roof. Do we want to increase the HOA dues to cover new roofs?

Compliance and Architectural Committees:

Compliance committee is only to assess fines for previously sent out letters for units not meeting architectural guidelines.

The Architectural Committee surveys our community for guidelines being met in accordance with Catalina Cove rules. Members interested are Marilyn Beck and Donna Barrett. Jenny to send out an email requesting one more member.

Kate Brousseau