

CEDAR POINTE OWNERS ASSOCIATION, INC.

Board of Directors Meeting

Held on February 25, 2021.

Board Members Present:

Jerome Mooney
Robert Lawler
Steven Fayne
Joe Torrence
Kim Jones

Owners Present:

Tim Kroll
Khrystine Kelsey
Jason Rathjen

Also present were:

Mandy Daley – Regional Manager/ CPHOA Management Committee Member
Michael Miller – Miller/Harrison Law Offices / CPHOA Attorney

A Quorum of the committee was present, called the meeting to order to discuss the following order of business.

1. Unit Owner comments (limited to 3 minutes per speaker, one speaker per Unit).

Khrystine Kelsey (D306) – Wife of Saeed Ghandi, No comments.

Jason Rathjen (K108) – No comments.

Tim Kroll (K208) – Tim wanted asked for an update on the status of the renovation project, selection of the contractor and status of plan that owners are staying into for the assessment. Steven Fayne was asked to address the questions presented by Tim. Steven started by informing everyone that the entity that owns the majority units in Park Place are in the process of selling their units. He also said that the new owners will assume the balance of the assessment that comes with buying their units. Steven also stated that they are working with Wendy Pickering and staff to continue to refine the budget. The reason why they want to postpone and push forward further assessments is because it was discussed with the new ownership that they did not want to increase assessments, but rather meet and review the current ideas and assess them and bring any new ideas to the board. Once this is done it will then be brought to everyone's attention. Steven stated that there will be another three weeks of planning before a contractor is selected. Robert added that the estimated start date of the project looks like it will begin in May. Steven also added that a motion is going to occur tonight to adjust the due date of the third installment to June 1st and the fourth installment to August 1st. Steven stated that through March, it is his expectation that the scope of the project and all other aspects will be brought before the board to be finalized. Tim asked which entity is in the process of selling their unit and Steven clarified that Park Place is selling their 224 units and the new owners are acquiring 30 additional units. Tim questioned if the sale will impact the assessment project and Steven informed him the new owners will be moving forward with the project.

2. Approval of November 19 2020 Board of Directors Meeting Minutes.


Robert opened with a motion to approve the meeting minutes from November 19th, 2020. Steven moved to approve, and Joe Torrence seconded the motion. Robert asked for a vote of all in favor of approving the minutes. All members voted in favor. Robert stated that the meeting minutes from November 19th have been approved.

3. Approval of Resolution, Special Assessment Payments.

Robert began to discuss the Resolution regarding the special assessment and how it reflects an adjustment to the due dates for installments 3 & 4 from April 1st and June 1st to June 1st and August 1st. It also establishes a delinquency procedure which will streamline the association's ability to hold delinquent unit owners accountable and begin the collection process if owners are delinquent with their assessments. Robert asked if Jerry and Kim were able to review the proposed resolution and both mentioned they had. Robert asked if either of them had any questions. Kim stated he did not have any questions.

There being no further business and upon motion duly made, seconded and carried, the meeting was adjourned.

Minutes dated and approved this 15th day of April, 2021.

By:  _____

Name: Robert Lawler, Board President