

APPROVED MINUTES
CHATEAUX DE BARDMOOR CONDOMINIUM ASSOCIATION, INC.
REGULAR MEETING – March 9, 2023 – 11:00 am

Present were Howard Picotte, President, At Large; John Scheldt, Vice President, #1; Jeff Kay, Treasurer, #8; Jim McCabe, #2; Erika Boardman, #3; Jim Monroe, #7; and Marci Gallagher, #9. Frank Bonura, #10, was absent. Meghan Thomas, Property Manager, was also present.

Owners present were Catherine Rehberg (#1); Ray Kerker (#2); Dawn Elsea and Marilyn Sheehan (#7); Donna McConnell (#8); and Carolyn Jarotz (#9).

A quorum being present, President Picotte called the meeting to order at 10:57 am.

1. **Minutes**

Motion: On motion made by John Scheldt and duly seconded, the board unanimously ratified the minutes of the February 23, 2023, meeting as presented and previously approved via email.

2. **Property Manager's Report/Remarks**

Meghan Thomas delivered her Manager's Report as follows:

- ❖ **Swimming Pool:** The Pool Works confirmed that the pool resurfacing project is scheduled to commence on June 5th of 2023. Also, there will be no price increases to the approved contract total \$29,478. The only additional cost would be for any unforeseen issues once the pool is drained and evaluated; this would be in the form of a change order. (This will stay on Management Report until Pool Works completes project).
- **Pink Wall:** HCP provided a quote to repair at \$12,477.50. Roof Nation came in at \$13,570. Munyan declined to quote. C&N Renovations visited the property and are supplying a quote in the next day or two. Action on this item is tabled until that quote is received and will be discussed at the next meeting.
- **Fire Inspector:** The quotes are being revised and will be supplied to the board with the 51 units rather than 60. ABCO Fire is at \$5,510.50; Pye Barker is at \$7,199.90 (not including labor); and Piper Fire is at \$8,252.
- **Windowsills:** Lowes has completed the work at \$550.
- **Palm Tree Trimming Quotes:** Ergonomic Tree was contacted again. Still only two companies have supplied the cost to trim the palm trees: Meadows at \$11,270 and S&S at \$10,670 (plus additional tree trimming at \$1,500 for #9, totaling \$12,170).
- **Inspections – Community Reminder:** Owners are urged to keep their garage doors closed when not in use for entry or egress. Open garage doors allow easy access for pests and rodents. This is a safety hazard as well to your home and the community. People are looking for easy access.
 - ❖ CDB #1 – 8452 Candlewood – garage door left open; 8347 Brentwood shrubs in front are overgrown and need to be trimmed. Garage door left open.
 - ❖ CDB #2 – 8411 Annwood – Garage door is left open.
 - ❖ CDB #3 – 8423 Annwood – Garage door is left open. 8426 Annwood – Trash bin left outside in front of garage in view of community. 8422 Annwood – Garage left open. 8424 Annwood – Sections of driveway (large cracks) need repairs and are possible trip hazards. RPB will send violation letter to them.
 - ❖ CDB #7 – 8434 Brentwood – Possible broken window in front which needs to be repaired if cracked. 8218 Annwood – Holiday lights are still displayed on unit and need to be removed.
 - ❖ CDB #10 – 8352 Annwood – There are sheets in the front window in view of the community and must be removed. 8254 Annwood – There are mounds from moles in the yard in need of tending by lawn service.
- **Pool Update:** Triangle Pool has been notified of their failure to clean the pool and deck as required. Letter will be sent to them regarding their failure to perform.

3. **President's Remarks**
 - A garage sale request has been received from 8213 Annwood for March 18 & 19 from 9 to 4.

Motion: On motion made by Jeff Kay and duly seconded, the board unanimously agreed to approve this sale request for two days at hours reported.
4. **Treasurer/Rec Hall Manager Remarks**
 - Petty cash is now at \$476, Church rental checks continue to come in.
 - Time change is this weekend and batteries in smoke detectors must be changed. Mr. Picotte will purchase 10 new units to replace those currently in place. Ms. Thomas will check with the Fire Inspector to see if these are approved before approving the purchase. This will be voted on at the next meeting.
5. **Unfinished Business:**
 - Palm Tree Trimming – Discussion was held for current bids.

Motion: On motion made by Jeff Kay and duly seconded, the board agreed to award the bid to S&S with one dissenting vote.

Ms. Thomas will schedule a walk around next week to examine the trees.

 - Wall Repair – Since repair with wood rather than cement blocks has been suggested, a vote will be called to approve one vendor for this repair work at the next meeting.
 - Fire Extinguishers – Discussion was held regarding the quotes submitted.

Motion: On motion made by Jeff Kay and duly seconded, the board agreed to award the bid to ABCO with one dissenting vote.

Mr. McCabe requested a study be done to determine where each extinguisher will be placed and how the access will be determined. Ms. Thomas will discuss this with ABCO.

6. **New Business:**
 - Rat/Pest Control – Mr. Scheldt and Mr. Bonura have ordered bait stations and bait through Amazon. Residents **MUST NOT FEED** wildlife – neither birds nor squirrels. This feeds the rats as well. If garage doors are open and garbage or pet food are in the garage, rats are attracted.
 - Acentria Insurance Pre-Storm Agreement - Several board members met with this company to discuss presentation. It is on an association-by-association basis and will be fully discussed at our next meeting.
7. **Director Comments, Improvements, Remodeling and/or Sales/Leases**
 - #1 8352 Candlewood has sold, and the new owner has been interviewed. Windowsill work has been completed by Lowe's. There are trees along the fence line which need to be trimmed by Duke Energy. Mr. Scheldt and Ms. Thomas will follow up on this matter.
 - Motion:** On motion made by Mr. Scheldt and duly seconded, the board welcomed the new owner of 8352 Candlewood Road.
 - #2 The website is active with 1,000 hits per month. RPM has a drive dedicated to materials for our COA. Mr. McCabe has received negative comments on the pool and requests for pool heater and lift chair. Ms. Thomas will research previous quotes for the heater.
 - #3 8420 has a faucet leak at the back of their house which they have repaired, and this is their expense.
 - #7 No report.
 - #8 No report.
 - #9 Tree trimming is approved at \$1,500. S&S will perform that work and Ms. Gallagher will coordinate.
 - #10 No report
8. **Unit Owners Comments:**

Mr. Kerker further discussed the bait box decision.
9. **Next Meeting**

The next meeting is scheduled for Thursday, March 23, 2023, at 11:00 am.
10. **Adjournment**

There being no further business to come before the board, the meeting adjourned at 12:05 pm.