

# NORTH POINT CONDOMINIUM ASSOCIATION

ANNUAL NORTH POINT ASSOCIATION MEETING  
JULY 1, 2024

GALLO'S ITALIAN VILLA, NEW CASTLE, PA

Owners in Attendance:

Abraham, Joe & Andrea	Greer, John & Debi	Neff, Donna
Bonk, Nancy	Hall, Cynthia	Nero, Dan & Sharyn
Bordonaro, Amy	Hassan, Mary	Perkins, Russ & Dorothy
Boyles, Eleanor	Kalajainen, Jeanine	Polen, Randy & Betty
Brooks, Ralph & Pattie	Kalajainen, Laurie	Prokopchak, Sandra
Chiles, Lee Anne & Spon, George	Lebby, Jean	Russo, Paul
Clifton, Ken & Arlene	Luchkiw, Vicki & Delaney, Cheryl	Skarak, Barb
Colaizzi, Michele	Massaro, Pat & Robin	Scott, Gary
Cunningham, Dave & Linda	Miller, Marie	

Ken Clifton, Board President, called the meeting to order at 6:15 p.m. and asked Linda Cunningham to pray the blessing before our meal. Ken welcomed all in attendance and thanked everyone for attending. Ken greeted our new residents in attendance George Spon and Lee Anne Chiles, Laurie, Kalajainen, and Barb Skarak. He also recognized residents who were in attendance who are attending their first meeting Gary Scott, Mary Hassan.

Russ Perkins gave the treasurers report. We do not publish our finances in any public forum. If you were in attendance, you know the amounts in our accounts. If you want the amounts, contact the Treasurer, Russ Perkins.

## Projects Completed

- We put roofs on 18 buildings costing over \$30,000 per building. Other condos have assessments when repairs of this size are needed. We don't to subject owners to assessments. We have an honest budget.
- Mulching around all planting on the common elements were applied with a blown-on method. Mike had boards built to protect mulch from staining windows and buildings. Some windows and buildings were again stained. The method of applying mulch by the blown-on method is much more cost effective for Mike as opposed to placing it by hand. Mike is very good to us and if we can save him some money, we would like to help him. Also, when our landscaping contract renews, his added expense will be reflected in his bid. We pay extra for premium dyed mulch. We will not used dyed mulch next year hopefully it will remedy the problem.
- One third of the asphalt driveways were sealed. This is on a rotating basis. Each driveway gets sealed every third year.
- We are cleaning windows twice a year again.
- We have contracted with Tom Finley for a large tree managing project. Many trees were removed this winter, and much needed trimmings were completed. This is an ongoing program.
- We are on the list with our gutter contractor for several repairs. We are waiting for his availability.

## **New Projects**

- Repaving driveways are again on the agenda. Again, it was noted that the first 40 feet of the driveway is owner responsibility. The developer identified this on the original drawings as limited common elements. An inspection of all driveways will be done identifying the driveways in most need of repaving.

## **For the Good North Point**

- Extra plantings need to be understood. The association maintains original plantings only. Original plantings are plantings around the buildings in which we apply mulch. Over the years, owners have submitted a request in install additional plantings. If approved, these additional plantings become owner responsibility and must be maintained by the owner at their expense. If an owner sells his/her condo, it is the owner's responsibility to advise a potential buyer about the additional plantings. Sellers have not been telling buyers of that fact. In the future, when a condo is listed for sale, the realtor will also be notified of that fact.
- Shrubs around the building are association responsibility. If a buyer wants to add we need the architectural change form. In the future, the person selling a condo and the realtor will get a letter from Ken advising they must notify the new buyer.
- For the last 3 years Santa, Mrs. Santa, the Elf and the Grinch visited each condo to deliver a small box of chocolates. Many positive comments from residents were forthcoming. We plan to do this again this year.

## **Complaints**

- Amy asked about Mailboxes badly moldy and no knobs. It was learned residents actually clean their mailbox periodically. Soap and water with a little bleach will clean them. Dan said he is in charge of mailboxes. He has ordered a supply of boxes. Nancy has an aluminum one now not plastic. Dan recommended using a tire shine product after cleaning and they will look like new.

## **Questions**

- Paul asked if there was anyway to know in advance if a condo is going to be sold. Condos sell quickly in North Point. Sometimes within a day. Several people and realtors have made the same inquiries. Some sell before actually listed. Many of us have friends wanting to get early notification of a condo availability. If you learn of a condo availability by word of mouth and want to pass it on, that's your business. The Association will not pass on information learned through Association business
- Jeanine asked if we need to mulch every year. Ken said that would be no problem. If an owner feels there is too much mulch at their condo, let the Board know and we will skip your condo.
- Question on window replacement and crank replacement. Suggest looking at city glass. Dan suggested taking a picture of the window and sending to Anderson service department and they will give you recommendations. They also have a service department who will also do the work.

Dave Cunningham made a motion to adjourn. Ralph Brooks seconded the motion, and the meeting was adjourned at 7:45 pm.

Respectfully Submitted,  
Nancy Bonk, Secretary