

North Point Condominium Association

ANNUAL NORTH POINT ASSOCIATION MEETING JULY 7, 2026

GALLO'S ITALIAN VILLA, New Castle, PA

Owners in Attendance:

Abraham, Joseph & Andrea	Devido, William & Paula	Neff, Donna
Bernardi, Ron	Greer, Debi	Nero, Dan & Sharyn
Bonk, Nancy	Hall, Cynthia	Perkins, Russ & Dorothy
Bordonaro, Amy	Kalajainen, Jeanine	Porada, Dave and Guest
Brooks, Ralph & Pattie	Lebby, Jean	Prokopchak, Sandra
Clifton, Ken & Arlene	Luchkiw, Vicki	Skrak, Barbara
Cunningham, Dave & Linda	Miller, Marie	Wagner, Linda
Delaney, Cheryl		Whittaker Christy

Ken Clifton, Board President, called the meeting to order at 7:20p.m. Ken welcomed and thanked everyone for attending. Ken announced and welcomed new residents in attendance: Christy Whittaker and Linda Wagner.

Russ gave treasurer's report balances as of June 30, 2026: Operating Account [REDACTED] Reserve Maintenance Fund [REDACTED] and Capital Improvement Fund [REDACTED] for a total of [REDACTED]. These are about [REDACTED] over last year's balances. We had a few unexpected large expenditures this year. A water line leak repair at Building 15 was between [REDACTED] and [REDACTED]. We are over budget including snow removal by about [REDACTED]. Overall, we are in great shape and should end up close to budget.

Dan reviewed building maintenance. He prepared and distributed a Building Maintenance Report with details of expenditures for June of last year to June of this year. He explained 4 categories of building work:

Roofs – We spend between \$32,000 and \$36,000 to replace a roof. Over the years, we've replaced all roofs, all of which were over 20 years old. We should start replacing roofs again in 2027, however, our oldest replacement roofs are not in bad shape as of now, and we may need and want to spend that money on paving roads that are deteriorating.

Painting – Each year we paint 3 buildings, which costs between \$2,000 and \$3,200 per building at a year cost of between \$6,000 and \$8,000 per year.

Roof Washing – We've begun the process of power washing and treating roofs to remove moss and other dirt costing between \$3,000 and \$4,000 per roof, which we are hoping will extend the life of the roof by 4 or 5 years.

Misc. Maintenance – This includes maintenance of gutters, roofs, skylights, these items cost us about \$73,000 from June of last year to June of this year.

Bill gave report on ice damage to condos from roof issues over the past winter. He is the liaison between our Insurance Company and our owners with damage claims. Those who notified us of damage have received estimates insurance payments.

We also have gutters that need repaired, and we are waiting for vendor to schedule the repair work. Ken explained ice damage was estimates required 3 stages and visits by the adjustor due to scheduling issues and to get access to condos. After the estimate was submitted by the Insurance Company, we were advised of another unit with damage. We are just going to pay for that work, so we don't have another \$10,000 deductible claim.

John Greer has resigned from the Board and he previously handled grounds issues. Ken announced that he is taking over grounds issues. He is working with paving companies regarding sealing of driveways. We seal driveways on a rotation of three years for owners. We are aware of several areas in our roads that are very bad and need paving. We are in discussion as to whether we can do this paving in spots or can do it on a larger scale.

We are aware of increased costs for owners such as electric. The Association's electric bills for streetlights have also increased.

We continue to monitor the tree situation. Trees are growing, and we get moss on the roofs when shaded by their growth. We spend \$30,000 on our trees every year. We have an agreement with Finley Tree Service to pay a flat monthly fee and Findley does tree work throughout the winter with a plan to manage tree growth, but when we have issues, such as down limbs, etc., they are handled on a real-time basis and we pay when that work is done.

Our landscaping contract with Nicholson Landscaping runs through 2029. On this contract our costs go up each year by \$2,000 for fuel costs. He is very attentive to our needs. Leaf removal is included in our landscaping contract, as is trimming shrubbery twice a year and routine grass cutting and weed control. Leaves and debris are removed from our roofs and gutters twice or 3 times a year.

We have asked Nicholson to put up and remove our Christmas lights. Previously, the board and spouses handled this work. Debi Greer used to be appointed to climb to put up the lights. However, we realized it was time to get help with this work. We talked to Mike Nicholson to ask for assistance and his employees have hung our lights at the entrance for several years now at a nominal cost.

In addition to tree and lawn services and as-needed building maintenance and roof replacements provided, Ken explained that our monthly fees also include paying for pest control applied twice a year, and windows cleaned twice a year, weekly garbage pickup and monthly recycling service. (Our garbage/recycle service is now about \$3,500 per month.) Fees also pay for snow removal from roads, and if snowfall meets our requirement, driveways are also cleaned. We provide mailboxes, outdoor lighting of streets, and our master insurance policy insures the exterior structure of the buildings. We also pay for Mine Subsidence insurance to protect owners' investments. We also maintain a website with very helpful information for our residents.

Two of our Board members have resigned. Dave Cunningham resigned and was replaced on April 27 at a Board meeting. Linda Cunningham expressed interest in serving and was approved to replace him. According to our bylaws, we must have her tenure approved at this annual meeting. Ron Bernardi made a Motion to approve Linda Cunningham as a Board member and was seconded by Debi Greer. Motion Carried.

John Greer has also resigned from the Board. Ron Bernardi expressed interest in serving. Ken asked if there was anyone in attendance that wished to serve. No one responded. Donna Neff made a motion to appoint Ron Bernardi to the Board, seconded by Vicki Luchkiw. Motion carried.

Ken looked into the costs of hiring a management company to handle Association issues. They want ten percent of our budget as a fee, which would be \$26,500 a year to hire a management company. Self-management and having residents willing to serve on the Board and taking on the considerable work involved saves that addition to our fees for all of us.

In addition, our website is handled internally by Ken. Our website keeps owners informed on current issues, is source for form, and contains our Rules and Regulations. Ken is also the liaison between buyers and sellers of condos and is the point of contact for realtors when condos are bought or sold. He has been President of our Association for 14 years and is ready to leave that office. He will remain on the Board and handle the other duties mentioned. We will have a reorganizational meeting within 10 days of this meeting to elect officers. Dan will remain Chief Operating Officer.

Ken asked for input from attendees for the good of the association.

Cynthia Hall suggested a social media page for the Association. She has things she would like to share with the group, and it would be an easy way to get to know each other better. It would need a Moderator to build and manage the site. It would be a fun thing to do. If anyone is interested, she asked that they let her know. Ken said the association would need to approve anything posted in our name. We already have our website, and Cynthia suggested we not use our website because anyone can access that information. This would be an internal only site. A platform such as Facebook could allow only residents to access this page. Dan suggested putting the suggestion to a vote at the meeting. Linda Cunningham said she feels this is a great idea and if interested to get in touch with Cindy. No vote was taken.

Bill Devido made motion to adjourn, and Andrea Abraham seconded at 8:20 pm. Meeting was adjourned and Ken thanked everyone for coming to the meeting.

Respectfully submitted,
Nancy Bonk, Secretary