

# North Point Condominium Association

## ANNUAL NORTH POINT ASSOCIATION MEETING

JULY 8, 2025

GALLO'S ITALIAN VILLA, New Castle, PA

### Owners in Attendance:

Abraham, Joe & Andrea	Clifton, Ken & Arlene	Massaro, Pat & Robin
Aven, Kim & Guest	Cunningham, Dave & Linda	Miller, Marie
Bernardi, Ron	Devido, Bill & Paula	Nero, Dan & Sharyn
Bonk, Nancy	Greer, John & Dei	Perkins, Russ & Dorothy
Boyles, Eleanor	Hall, Cynthia	Polen, Randy & Betty
Brooks, Ralph & Patti	Kalajainen, Jeanine	Porada, Dave & Guest
Chiles, Lee Ann & Spon, George	Lebby, Jean	Scott, Stephanie

Ken Clifton, Board President, called the meeting to order at 6:25 p.m. Ken welcomed all in attendance and thanked everyone for attending and recognized Stephanie Scott who is attending her first meeting. Ken recognized the board members in attendance.

Ken explained that we have two things to vote on tonight and each condominium has one vote. Owners can take part in the vote as long as they are in good standing according to PA law. At this point a disgruntled owner, Cynthia Hall, interrupted and said she is in good standing and will be speaking and voting. She said she is withholding her January and February monthly maintenance fees because she is being denied access to Association records that she has requested to review. After an intense exchange it was decided that she cannot take part since January, February and June fees are unpaid.

The meeting was temporarily adjourned for dinner and Ken asked Linda Cunningham to pray the blessing before our meal.

At 7:30 the annual meeting resumed.

Ken asked for a vote to amend the bylaws to change the requirement for quarterly meetings to one meeting per year since the Board can conduct business by using electronic methods on a real time basis to avoid holding issues that arise until the next quarterly meeting.

Sharyn Nero made motion to approve meeting requirements, seconded by Paula Devido. Motion carried.

He advised that board terms are expiring and that the existing board is willing to continue to serve. Tenure will be divided into staggered tenure of one-, two- and three-year terms.

Kim Aven made a motion to keep current board. Paula Devido seconded the motion. Motion carried. 99543

Russ Perkins provided the treasurers report. Our funds total [REDACTED]. We have [REDACTED] in our Operating account; [REDACTED] in the Maintenance account; and [REDACTED] in our Capital Improvement account. Russ explains he personally distributes the budget for the upcoming year by Nov 1. The second report he distributes is done between March and April which gives actual expenditures by category for the previous year and again he personally puts this report in each mailbox. A review of our annual budget for first 6 months has expenses up a little but should be close by the end of the year.

Ken explains that while we give this financial information to owners, we remove the financial details from minutes posted on the website. Our financial information is private.

Ken recognized Dan Nero for his untiring work for the Association. Because of the time and the methods he uses to track and report on work done on our buildings, we are going to make Dan the Chief Operating Officer of the Association. Has a report from 2016 every dollar spent on every building broken down to units.

Dan took over the meeting and explained a report he compiled and distributed to attendees. Since the last annual meeting (for a one year period) we spent \$93,440.33 on maintenance work. He explained that he feels owners have a right to know what we spend money on. The report details work on Waterline/sewer repair, misc. repairs, painting, tree work, ground drains, gutters and downspouts, and roof repair with all expenditures by broken down by building and unit. He explained roof replacement schedule. All roofs have been replaced and we are now on a 5 year hiatus. We expect we will need to start again in 2027. We paint 3 buildings each year and it takes 8 years to for this rotation.

The meeting was then turned over to John Greer who reported on Grounds issues. Resealing of driveways occurs every three years. This year 17 drives are being done and next year we will do 26 drives. John reminded owners to submit an Architectural Change Form for any landscape improvements they wish to do so that we have an opportunity to review and have record of owner responsibilities for these improvements. He reminded owners that they are responsible for keeping areas they planted, installed trimmed, and maintained. Notices will be going out to owners who are not complying with this requirement. Trimming of shrubs around condominiums 75% done. We have pest control spraying two times per year in the spring and fall. Linda Cunningham asked if owners have the opportunity to have the inside of their condominiums sprayed at the same time as our semi-annual outside spraying at a reduced cost, as has been the case with one of our vendors. John advised owners should let him know of their interest to pay for inside spraying and he will coordinate when we have the outside work done.

Russ Perkins advised that window washing will be happening this summer but will be scheduled around the rainy weather and the vendor's availability.

Ken explained tree maintenance. We have an ongoing agreement with Tom Finley to take care of dangerous and roof encroaching trees. This has worked well for us and Tom. He is able to schedule work in winter when he has less work, and it saves us from one at a time call outs which is more expensive for us.

Ken reviewed garbage pickup. Whenever our normal driver, Anthony, is off and there are substitute drivers, locations are sometime missed if cans are not visible. Make sure can are not up against the garage and visible from the street. To be safe so as not to be missed, garbage can should be put out on Sunday night.

Debi Greer offered herself, Arlene Clifton, Kim Aven and Stephanie Scott to members of an Entertainment Committee to plan events throughout the year for North Point. The offer was quickly accepted.

John Greer made a motion for adjournment, seconded by Pat Massaro. Meeting adorned at 8:15 pm.

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