

NORTH POINT CONDOMINIUM ASSOCIATION

BOARD MEETING MINUTES – JULY 15, 2026

Present: Ron Bernardi, Nancy Bonk, Ralph Brooks, Ken Clifton, Linda Cunningham, Bill Devido, Jeanine Kalajainen, Dan Nero, Russ Perkins

Ken Clifton, President, opened the meeting at 7:00 p.m.

Election of Officers – Slate proposed by Ken Clifton: President - Linda Cunningham, Vice President - Bill Devido, Treasurer - Russ Perkins, Secretary - Nancy Bonk, Operations Manager - Dan Nero, Ralph Brooks made a motion to accept the slate as presented, seconded by Jeanine Kalajainen. Motion carried. Linda Cunningham presided over the ensuing Board meeting.

Linda presented the following work committees to operate and support North Point. Linda explained that North Point is an aging community. There is more than enough work for everyone on the Board, and she wants to spread the work among the members. Listed below is her organization plan:

BUILDINGS:

Dan Nero – Lead
Ralph Brooks
Ken Clifton

GROUND: Which will include lawn and tree maintenance, roofs, drains, pest control, gutter cleaning, paving and sealing

Bill Devido – Lead
Ron Bernardi
Janet Kalajainen
Linda Cunningham

FINANCE:

Russ Perkins - Lead
Nancy Bonk
Ken Clifton

WEBSITE MANAGER/CONDO SALES/GARBAGE & RECYCLING: Ken Clifton

WELCOME COORDINATOR: Jeanine Kalajainen

COMMUNICATION DIRECTOR/PHONE AND EMAIL COORDINATOR: Pat Massaro

The laminated card listing Board responsibilities with contact phone numbers distributed several years ago should be updated and distributed to residents. A motion was made by Ron Bernardi to produce an updated card seconded by Russ Perkins, Motion carried.

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Operation Manager
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Bill Devido
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Nancy Bonk
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Russ Perkins
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Ken will be looking at other vendors in addition to our current vendor, Waste Management, for garbage and recycling. Once our contract is nearer to the renewal date, he will contact other vendors offering similar services to ensure that we are getting the best rates.

Ken distributed information on two options for paving roads. The first was a color-coded map showing a plan to pave the entire complex. The cost to repave all Association roads is estimated to be in excess of \$280,000. The second option showed paving only three deteriorated areas, with the worse area being the entrance. A motion was made by Ken to use the plan which fixes the worst areas of our roads, seconded by Nancy Bonk. Bill Devido will contact paving companies to get bids. The Board discussed the need to find viable options that would include a way to support the road berms at the entrance to minimize future erosion.

Linda recommends we meet with our existing vendors to provide our requirements for the work they do for our Association to ensure we are being good steward of the money.

The Board discussed the best way to track and log information on Board actions taken outside of formal meetings. Dan will look into APPs that will support our need to maintain logs of issues and votes that arise between formal meetings.

Tree work costs the Association a significant sum each year. The Board agreed to schedule a meeting with Tom Finley to review his work schedule and the agreement for monthly billing for off-season work. A fall walk-around should be scheduled to review the state of our trees. Russ presented a bill for work requested by us that was recently completed in the amount of \$9,256. This is in addition to the \$2,000 we pay Finley monthly for the maintenance work he does on a scheduled, off-season basis to control tree encroachment on roofs and dying trees. Russ made a motion to pay the bill for \$9,256 seconded by Ron Bernardi.

The removal of the tree overhanging the roof on building 5 would be \$8,400. After a discussion it was agreed to table this work at this time and reconsider it in 2027.

The Board discussed looking into the cost of a financial audit. Dan made a motion to have the cost of an audit researched. Nancy Bonk seconded the motion. Motion carried. Russ Perkins will get information for the Board. Motion carried.

Dan Nero motion to adjourn the meeting, seconded Bill Devido. Meeting ended at 8:20 p.m.

Respectfully Submitted, Nancy Bonk
Secretary

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