

NORTH POINT CONDOMINIUM ASSOCIATION

BOARD MEETING MINUTES – OCTOBER 8, 2026

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

Linda Cunningham, President, opened the meeting at 7:00 p.m.

Ken provided our account balances: Checking [REDACTED], Reserve [REDACTED], and Capital [REDACTED].

At In the last meeting, the Board passed a motion to look into the cost of a financial audit. The Board subsequently voted via email to hire a CPA to complete a financial review for 2025. Required financial documents were provided to the CPA. We received a completed evaluation report, which Linda shared with the Board. The report included a letter to the Board stating the “All the records have been properly balanced for the year 2025. No discrepancies have been found. As a result, we have no recommendations for changes in Financial Policies and Practices and at this time.”

Dan made a motion to have a financial review for North Point done every 2 years. Bill seconded the motion. Motion carried.

Dan reviewed the buildings work. We replaced 2 roof vents at 4183 Trillium and 2 roof vents 4185 Trillium. At 4107 Bristol, we repaired 2 skylights, and at 3861 North Point we replaced flashing to correct a leak. We have pending work to replace 45 feet of gutter at 4142 Bristol. At 4129 Trillium, we need to repair or replace portico roof over the front door. We have 2 bids, but neither was acceptable. Dan is getting a third bid for this job.

We are currently painting the last of the three buildings scheduled for this year. Windows in all buildings will be washed in October after the painting is completed.

Bill provided a paving report. To pave all the roads at North Point would be \$324,000. Since we do not have the funds for paving the entire complex, Bill is going to prepare new specs and request bids to pave only the 3 areas deemed to be the worse sections of roads.

Ron offered to review plants/shrubs along the perimeters of our buildings for which the Association is responsible. He will maintain a record of plantings, inform the Board of findings and any required replacements, and follow up for those areas needing attention.

Ron made a motion to adjourn the meeting, seconded by Ralph at 8:45 p.m.

Winter Safety Reminder Checklist: If you are going away during the cold weather months...

- Turn off your water
- Set your heat down to a reasonable temperature - about 55
- Have someone check on your unit periodically if you are going to be away for an extended period of time.
- Have your mail delivery forwarded, picked up or stopped
- Make sure the Board has the correct emergency contact for your unit. (Contact Ken Clifton to update alternate contact information)
- For safety have an interior light or two set on timer.

Respectfully Submitted,
Nancy Bonk, Secretary

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