

NORTH POINT CONDOMINIUM ASSOCIATION

BOARD MEETING MINUTES

October 1, 2025

Present: Dave Cunningham, Bill Devido, Dan Nero, Russ Perkins, John Greer, Ken Clifton
Ken Clifton, President, opened the meeting at 7:00 p.m.

Landscaping and Snow Removal Contracts

- Mike Nicholson of Nicholson Landscaping LLC previously presented contract renewal proposals for landscaping and snow removal
- The proposals distributed to all Board members for a week to study the proposals
- The proposals were for years 2026 through 2029
- All agreed the proposal were acceptable with very modest increases
- Locking in four-year contracts makes budgeting concerns far easier
- All agreed we are and have been more than satisfied with Nicholson Landscaping for more than 20 years
- A motion was made by John Greer to approve both the landscaping contract and the snow removal contract and was seconded by Bill Devido. The motion passed

Driveway Patch at Building #1

- A patch is needed to a driveway at building #1 where a drain pipe was installed. It is filled now with gravel.
- We have approved paving over the small area. We have found no paving company willing to bring the equipment needed do the patch at this time due to their previously scheduled larger jobs.
- John Greer has located a company to cover the area with Perma Patch until a paving company is free to apply asphalt
- Dan Nero made a motion to install Perma Patch, seconded by Bill Devido, vote on the motion passed

Unwanted letters in mailboxes

- Cynthia Hall of Bristol Lane has been placing letters in residents' personal mailboxes.
- Several residents have complained these letters are not wanted
- We advised them placing these letters in mailboxes without proper postage violate Federal Law and any future violation will be referred to the US Postal Service

Violation of Harassment Policy

- Cynthia Hall of Bristol Lane has violated our Harassment Policy for a second time with threats and ultimatums in an email to the Board, refusing to pay penalties for nonpayment of maintenance fees and demanding the Board drops the fine for previously violating the Harassment Policy.
- The matter is referred to our attorney

Russ Perkins made a motion to close the meeting and was seconded by Bill Devido. Motion passed

Respectfully submitted,
Ken Clifton, President