

**CENTRE POINTE CONDOMINIUM ASSOCIATION
BOARD BUDGET MEETING MINUTES**

DATE: Friday, January 3, 2025
PLACE: INTEGRA Conference Room
TIME: 10:00 AM

CALL TO ORDER

Eric Prentice, Vice President, called the meeting to order at 10:00 am with a quorum present. Integra was requested to prepare the Minutes of the meeting.

PRESENT

Eric Prentice – Vice President
Richard Luff – Secretary

Ron Kowalski - Treasurer
Martha Oleen - at Large

Cindyrae Mehler & Tess Allison – Integra Management
Rachael Ropkey Unit A-407

PAST MEETING MINUTES

Motion to approve 11-07-24 Meeting Minutes by Martha Oleen; 2nd by Ron Kowalski; and, PASSED.

RESIGNATION FROM BOARD

Written Resignation received from Board President Debbie Haddad with an effective date of December 7, 2024 noting she has moved, her unit is listed for sale, and that she enjoyed her time in service to the board and the Centre Pointe community. Unanimous acknowledgement and acceptance of the Resignation from all Board Members with gratitude for her many years of work as a member.

BOARD APPOINTMENT/ BOARD POSITIONS

Rachael Ropkey Unit A-407 previously submitted her bio and offer to serve on the Board. Following discussion, Motion was made by Martha Oleen to appoint Rachael Ropkey to fill the vacancy on the Board until the 2025 Annual General Meeting [AGM]; 2nd by Eric Prentice; and, PASSED.

Following discussion on board positions to be held until the 2025 AGM, Motion was made by Ron Kowalski that Eric Prentice would serve as President, Martha Oleen would serve as Vice President, Ron Kowalski would serve as Treasurer, Richard Luff would serve as Secretary, and Rachael Ropkey would serve as Member At Large until the 2025 AGM; 2nd by Richard Luff; and PASSED.

INTEGRA FINANCIALREPORT

Tess reported the financial standing through 12-31-24, reflecting the Peoples Bank operating account balance at \$186,631.54; and, Reserve Account balance with Edward D. Jones at \$491,230.56 - for a total bank of \$677,862.10. Move to 2025 Budget discussion and review of planned capital projects.

BUDGET

Tess Allison reviewed the proposed 2025 Budget together with projected capital expense work to be completed in 2025. The Board went over the Budget line item by line item, reviewed planned 2025 Capital Projects, and discussed adding security patrols as a routine line item in the Budget for increased safety & security for all residents.

Following review, discussion and finalizing of the 2025 Budget: Martha Oleen motioned to approve the 2025 Budget as presented reflecting an average dues increase of 14% to include nightly Security Patrols, utility expense mandatory increases, and insurance policy premium increases; 2nd by Ron Kowalski; and, PASSED.

OLD ITEMS

Exterior Lighting refurbishment: Lightning Electric Inc. proposal. The Board determined to move forward with acceptance and scheduling of the previously discussed and submitted Lighting Electric Inc. [John Lohrer owner] proposal for replacement exterior pole lighting [safety issue] in the amount of \$44,433.00. Motion was made by Ron Kowalski to accept the proposal in the amount of \$44,433.00 from Lightning Electric Inc. with the work to be scheduled for Spring 2025; 2nd by Martha Oleen; and, PASSED.

NEW BUSINESS

1. Board Members with terms expiring this year are: Richard Luff, Eric Prentice and Rachael Ropkey [each position is a 2-year term of service]. The current serving Board Members have offered to continue to serve on the Board – the Board has not received any interest from any other unit owners in service to the Board, but continue to hope new unit owners will offer up their service to the Association as Board members in the future.
2. The Owners Annual General Meeting is scheduled to be held on: Wednesday, February 5, 2025 at 5:30 pm in the Clubhouse. The Board will take care of providing coffee/pop refreshments and cookies for the AGM. The AGM packet will be mailed to all unit owners on 01-06-25 together with a President's Letter providing a recap of 2024 maintenance items and budget information.

ADJOURNMENT

There being no further ordinary business, Motion was made by Ron Kowalski to adjourn the Board Meeting at 11:36 am; 2nd by Richard Luff; and with unanimous approval the meeting was adjourned at 11:36 am.

Respectfully submitted,

Cindyrae Mehler
INTEGRA Management