Centre Pointe Condominium Association

Owner's Annual General Meeting Minutes

Date of Meeting: Wednesday, February 5, 2025 at 5:30 pm - Clubhouse

Board President Eric Prentice, called the Owner's Annual General Meeting to order in the Centre Pointe Clubhouse at 5:35 pm on Wednesday, February 5, 2025, welcomed everyone in attendance, and introduced the Board members and INTEGRA Management staff present.

I. Roll call

INTEGRA Condominium Association Management, Inc conducted a roll call via a formal sign-in log. A Quorum was established with 75 units represented either by personal attendance at the meeting, by Proxy , or by Absentee Ballot.

Board Members present: Eric Prentice, President; Martha Oleen, Vice President; Ron Kowalski, Treasurer; and, Rachael Ropkey, Director at Large.

Absent: Richard Luff, Secretary.

INTEGRA Management present: Tess Allison and Cindyrae Mehler. Integra was requested to take the minutes of the meeting.

II. Approval of 02-07-24 Annual General Meeting Minutes [AGM]

Motion by Ron Kowalski to approve the 02-07-24 Annual General Meeting Minutes; 2nd by Martha Oleen; and, PASSED unanimously. All Absentee Ballots received approved the Minutes.

III. President's Report

President Eric Prentice referenced his President's Letter included in the AGM packet and noted the Board works hard to stay in line with the budget while maintaining a good quality standard level for the property. New exterior lighting upgrades are in the budget for 2025 to improve safety and visibility. The new lighting will be commercial grade, directional, on taller quality poles and the work is being contracted and permitted through Lightning Electric. Prime Security will continue with 2x nightly property patrols, including a walk of the back trail, and a full tour of the garage. Since Prime Security has been retained for security of the complex we have not had any reported occurrence of a break in to the assigned garage storage units or vehicle tampering. The security patrols have significantly helped with reducing squatters on the property. The cost per unit for security works out to .29 cents/per day per unit. Touching on additional planned capital project work as noted in the Budget for 2025, an inspection of the building decks will be completed, re-striping of the garage, seal coat and re-striping of the upper parking lot, Clubhouse exterior painting, D-Building exterior painting, A-Building interior furnishing, and if needed exercise equipment replacement.

IV. Approval of 2025 Operating Budget

Treasurer's report

Tess Allison of INTEGRA Management reviewed the 2024 Year End Financials and presented the proposed Budget for 2025. Following a Q&A and discussion, all Ballots were turned in and a tally of the votes was completed. The 2025 Budget passed with 64 YES votes received; and, 11 NO votes received. The 2025 Budget as presented was ratified.

V. Election of the Board of Directors

President Eric Prentice advises there are three (3) positions open to be filled on the Board of Directors this year. Each board position is a 2-year term per the Bylaws. Eric Prentice, Richard Luff and Rachael Ropkey agreed to continue to serve on the Board. No other names were presented or offers to serve on the Board were received. All owners were once again encouraged to consider serving on the Board of Directors.

All Ballots were turned in and a tally of the votes was completed. By unanimous approval of votes from all 75 ballots - Eric Prentice, Richard Luff and Rachael Ropkey were confirmed as Board Members with each serving a 2-year term. Welcome and thank you for agreeing to serve!

Elected Board of Directors

	Term expiration
➢ ♦ Eric Prentice	AGM Feb 2027
➢ ♦ Martha Oleen	AGM Feb 2026
➢ ♦ Ron Kowalski	AGM Feb 2026
➢ ♦ Richard Luff	AGM Feb 2027
➢ ♦ Rachael Ropkey	AGM Feb 2027

VI. Old Business

None

VII. New Business:

Inquiry concerning an area in front of the entrance to the C-building where water pools. Request to the Board to revisit this area seeking a solution to re-direct the water. Board will place this as an agenda item. [C-103]

Advised the B-Building elevator call button on the ground floor is not working consistently – says it must be jiggled sometimes to make it work. Integra will reach out to TKE [elevator maintenance] for service. Integra reminded everyone that if there is a maintenance issue, to please call or email management so we may schedule maintenance and notify the Board of the issue.

Advised the C-Building elevator does not seem flush with the 1st level landing – there is a small lip at entry to the elevator. Integra will reach out to TKE [elevator maintenance] and ask them to look at this area to see if an adjustment is possible. .

Inquiry wondering if the board has looked into changing or adding a new lock mechanism system in the downstairs entries from the garage to require an independent FOB access to each building. Eric Prentice noted he will look into this.

Inquiry as to whom picks up garbage/debris left outside [i.e. in landscaped areas/ by buildings]. Building janitorial picks up light garbage debris items – this is not a landscaping duty. It was also noted that many unit owners and residents pick up debris items as needed…try to always be respectful, thoughtful and vigilant not to litter.

Inquiry on parking around the clubhouse. Does not feel it should be Visitor Parking. The Board and Management are following the Declaration and governing documents. Parking spaces are assigned under the Declaration.

Wonders if food/compost disposal bins will be provided by SSC. At this time SSC is just starting to gear up for commercial food-compost containers in large complexes. From flyers received from SSC, we should know what options are offered this summer.

Reminder to pet owners to follow the rules and posted signage in the complex which notes it is a violation to allow your pet to pea/poop on the small green postage stamped sized grass area in front of the D Building.

SAVE THE DATE - The next Annual General Meeting is scheduled for Wednesday, February 18, 2026 at 5:30 pm in the Association Clubhouse.

VIII. Adjournment

There being no further business, the meeting was adjourned at 7:07 pm. The Board Members will meet briefly immediately following this meeting to determine Officer Positions for this year, to schedule Board Meeting Dates for this year, and to designate whom on the Board will serve as Reserve Account Signors.

Minutes respectfully prepared,

Cindyrae Mehler
INTEGRA Management