

**CENTRE POINTE CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES**

DATE: Wednesday, April 8, 2026
PLACE: INTEGRA Conference Room
TIME: 10:00 AM

Open Q&A from Audience: No questions.

CALL TO ORDER

Eric Prentice - Board President, called the meeting to order at 10:00 am.
Integra was requested to prepare the Minutes of the meeting.

PRESENT

Eric Prentice - President
Martha Oleen - Vice President
Ron Kowalski – Treasurer
Rachael Ropkey – At Large

Cindyrae Mehler & Kayla Hardenbrook – Integra Management

AGENDA

Motion to approve 04-08-26 Meeting Agenda by Martha Oleen; 2nd by Ron Kowalski; and passed.

BOARD MEMBER RESIGNATION

Richard Luff previously submitted his resignation from the Board for health care reasons with an effective date of resignation of February 28th, 2026. Motion to accept Richard Luff’s resignation from the Board by Ron Kowalski; 2nd by Rachael Ropkey; and, passed. Thank you Richard for your years of service on the Board!

Jason Koons [Unit C-408] had earlier submitted his interest in serving on the Board. The Board contacted Jason to inquire if he would be interested in fulfilling the open Board position, which Jason accepted. Motion made by Ron Kowalski to appoint Jason Koons to fill the open Board vacancy to completion of the term left by Richard Luff; 2nd by Martha Oleen; and, passed.

PAST MEETING MINUTES

Motion to approve 02-18-26 Organizational Meeting Minutes by Martha Oleen; 2nd by Rachael Ropkey; and, passed.

INTEGRA FINANCIAL REPORT

Cindyrae of INTEGRA Management reports the financial standing through 03-31-26, reflecting the Peoples Bank operating account balance at \$224,682.41; and, Reserve Account balance with Edward D. Jones at \$562,142.01, for a total bank of \$786,824.42. We are running under Budget in expenses thru 03-31-26 by \$26,839.29 substantially because large maintenance repair work will be completed during spring & summer months and

reflecting no FSS breaks this winter. Board President -Eric Prentice, purchased online a refurbished Elevator Circuit Board component for \$453.73 following TKE stating this part was difficult to find and had been discontinued by the manufacturer. Management is looking for a vendor to test the circuit board. The circuit board will be placed in a safe at Integra Management's office. Clubhouse exterior walkway glass will be cleaned by Margarets this week. Knox boxes were updated per the Fire Marshall's request and are in full compliance for emergency services. C-402 failed window replaced by West Coast Windows; Annual FSS Testing for all buildings and clubhouse is scheduled for May 6th and 7th, by Security Solutions with Management in attendance for entry & access to all individual units for required inspections. M&M completed garage lighting inspection & replace bulbs/ ballasts as needed; exterior light pole stabilization (4) in flower beds/ re-set and pour concrete as needed to secure; interior building lights replaced as needed; remove box placed over exterior security light on C-Building by someone. The board unanimously agrees to have Board President – Eric Prentice, purchase and install a directional light hood on this exterior light. A-401 ceiling repair from damaged roof boot that caused leak; and, replace a failed security light in C-Building by the stairwell.

OLD BUSINESS

1. **Clubhouse Exterior Painting:** The exterior Clubhouse painting and deck staining will be completed by M&M Construction beginning Monday, April 20th, 2026. This project is anticipated to take two (2) weeks to complete and is weather contingent.

NEW BUSINESS

1. **Parking Garage Cleaning & Striping:** The parking garage cleaning and striping will be completed by Huizenga Enterprises. Management is waiting to receive finalized dates and planning from Huizenga. Significant advance notice of the dates must be received as all vehicles are required to be removed from the garage. It is anticipated this will be a five (5) day project to complete.
2. **A-Building Interior Painting:** An estimate was previously received and approved for the A-Building interior hallways and stairwells to be painted. This project has been completed, and the new color looks great!
3. **A-Building Exterior Painting:** Management requested 3-bids for review and selection for this project. Following review and discussion, motion was made by Martha Oleen to accept M&M Construction's bid to paint the exterior of the A-Building; 2nd by Ron Kowalski; and, passed.
4. **C-Building Interior Furnishings Refurbishment:** The Board is working on this project with a plan to complete in Fall of 2026. Board members, Jason Koons, Martha Oleen, and Rachael Ropkey will work on this project together.
5. **A-303 Kitchen & Bathroom Remodel Request:** The owner of A-303 submitted a request to remodel their kitchen and bathroom by JT Campbell Construction. Following discussion, motion was made by Ron Kowalski to approve the remodel work proposed to be completed in Unit A-303; 2nd by Rachael Ropkey; and, passed.
6. **Damaged Retaining Wall by A-Building Garage:** A resident ran into the retaining wall located by the A-Building garage door with a vehicle causing damage. Following discussion and review of the work parameters, the estimate provided for repair was approved unanimously by the Board. Work to correct this retaining wall will be back-billed to Unit D-202 for reimbursement to the Association.
7. **Date of Next Board Meeting:** Wednesday, July 15, 2026, at 10:00 am – Integra Conference Room.

ADJOURNMENT

There being no further ordinary business, Motion was made by Martha Oleen to adjourn the Board Meeting; 2nd by Jason Koons; and with unanimous approval, the meeting was adjourned at 11:00 am.

Respectfully submitted,

Kayla Hardenbrook
INTEGRA Management