

Final CNA Board Meeting Minutes for December 1, 2012

Board members in attendance: Carl Moellering, Stephanie Brown, Ed FitzGerald, and Mari Don Dent, Danny Savage, Paul Rippeth and Dawn Dreadon. Absent: Todd Wise and Lorenda Ward. The meeting convened at approximately 8:10am on December 1, 2012. The meeting was opened to receive the community members' questions and/or comments before the formal meeting stated.

Action Item resulting from community member comment: Contact Todd Wise to follow through with a decision made a previous board meeting to post his name and phone number on the community boards so that in the event a community member has an urgent matter they will have contact information.

Treasurer's Report: Danny Savage presented the board with the current CNA Financial Report dated 12/1/12 and gave a brief overview to include the status of delinquent dues. Ed FitzGerald put forth a motion that we accept the Treasurer's report as presented. The motion was 2nd, 3rd and by unanimous vote agreed to accept his report.

Old Business:

1. **Property Damage Insurance/Docks:** Todd Wise had been working on insurance issues and in his absence Stephanie Brown presented the suggested upgrade of an umbrella policy to the existing liability policy with Nationwide. After a discussion the following motion was put forth for a vote:

Motion: That we accept the proposal as submitted by Todd Wise to obtain an umbrella policy through our current insurance carrier Nationwide at an additional cost of \$450.00 annually and to start in January 2013. Motion was Second, third. The motion was approved by all board members as presented.

Action Item: Danny will follow up with a bill received from Erie Insurance requesting a payment on coverage that appears to overlap by 3 months with existing coverage. Stephanie agreed to review documents in a CNA file cabinet just recently received to see if a policy from Erie Insurance exists and if found turn it over to Danny.

2. **Reserve Study:** Four bids have been obtained. One of which was much higher than the rest and not considered. An overview of the remaining 3 were presented and discussed.

Action Item: Stephanie agreed to follow up with Engineering and Technical Consults (ETC) to be sure their bid amount includes the entire community areas and all of its capitol assets. If an adjustment in the bid becomes necessary to include all items/structures located within the common areas the board authorized the spending of an additional amount not to exceed \$500.00.

Motion: That the board sign a contract with Engineering and Technical Consults, Inc. for the amount of their bid plus and additional amount not to exceed \$500.00. Motion was 2nd, 3rd, in favor and adopted by a majority vote.

Motion: To adjourn this meeting and go into an executive meeting to discuss remaining items. Motion was 2nd, 3rd, all in favor. The meeting adjourned at approximately 9:05am.

Executive Meeting: Two written complaints were discussed in the executive meeting. After a complete review and discussion the board invited the community members back into the room, reconvened and voted on each complaint as follows:

Complaint number 1 dated October 28, 2012 – Decision: By a majority vote to take no action.

Complaint number 2 dated November 14, 2012 – Decision: To table discussion and resume at a future date after obtaining two additional pieces of information that the board felt it needed to in order to reach a final decision.

There were no additional items discussed in the executive meeting. The board agreed to meet at a later date to go over Management company bids and a recent letter dated November 30, 2012 submitted by an attorney hired by the board. Executive meeting adjourned at approximately 10:00am.