

Minutes
East Bluff Board Meeting
Wednesday, June 21, 2023
Chaired by: President Nancy Michalski
Board members present: Nancy, Mitch, Wayne, Tina Marie, Dennis
Homeowners: {available upon request}
Superior Property Management Group (PMG): Jared Pinkus

Meeting started: **6:05 pm**

*This was a special board meeting, at Warner Park Recreation Center, where Jared from Superior presented information about the Superior Property Group, the company that East Bluff has hired to manage the East Bluff Homeowners' Association.

Link to Jared's powerpoint in PDF form at:

<https://eastbluffcondos.wordpress.com/board-meetings/>

Questions & comments from Homeowners after the presentation:

- Print notices are important. Some homeowners do not have access to computers, and need another way to access important notices. Nancy & Jared responded that some email communication may still happen, but we'll work on a way to have access to print notices, especially timely ones. The same homeowner also wanted a notice about this meeting in the newsletter. The secretary did not send out a newsletter recently, given the lack of responses about what should be in the newsletter.
- Another homeowner expressed concern of the lack of print notices/ lack of computer literacy.
- The office/Superior PMG needs a list of those without computers/access to internet.

Homeowner concerns:

- Homeowner in #440: a gate is still needed. Also, yard inspections are needed to clean up messy yards.
- How is the siding & fencing going? ANSWER: Superior will work on capital project
- (Lynn) Transparency requested from board: some homeowners still want more information about last year's special assessment payments, and where they were spent, about the contractor that was hired last, and who will be hired in the future. ANSWER: President Nancy also talked about the plan of doing 2 buildings and fencing. Last year, the contractor was able to repair the siding of part of a building and 300 panels of fencing, due to extra work needed at those units as well as events in the contractor's personal life. This is why we are hoping to have more of a team working on the siding. Nancy also noted that the association has money to be able to do more fence replacements, etc

- Owner concern about removal of deck to replace the fence. ANSWER: The Board is looking into options.
- How can homeowners contact Superior. ANSWER: Jared is in the office almost every day and will figure out set office hours in the future. This week, he was there 9-4, but this won't be the set schedule.
- Large projects: question on particular issues: ANSWER: homeowners can submit these as work orders if egregious.
- There was a discussion of the board-approved floating decks, which do not have supports in the ground but are set into concrete supports, which was proposed by Dennis Peterson, Board Vice President, as well as how to remove any deck that is attached to the condo & how to remove existing decks with supports in the ground.
- Homeowner had question about interior maintenance/renovation: ANSWER: These are done at the homeowner's added expense, however Superior can be hired/will offer a quote if requested. They have a flat rate of contractors for \$80/hour.
- Homeowner asked about inability to grow grass, seems like bacteria in lawn has washed away/ other lawn issues. ANSWER: Private yards are owned by the association, not the homeowner. If it's just issues with the grass, then the association will bear the costs. If a homeowner decides on a major overhaul of the yard, first the homeowner should fill out a structural modification form and get approval. Any other yard planting costs are on the homeowner. If any homeowner changes the slope of their yard which results in flooding in the yard and/or basement, fixing that will be the homeowner's expense.
- Question on Gates: ANSWER: The board is still working on this, and hopes to have a few options. Superior can build gates in yard (at homeowner's expense), after a structural modification form is filled out.
- My mailbox is broken/needs to be moved? ANSWER: Homeowner can fill out a work order for a broken mailbox. This is at the homeowner's expense though.
- What to do for a non-functional gate latch? Homeowner can fill out a work order for a non-functional gate latch. This is at the homeowner's expense though.
- Discussion of a homeowner having a dispute with another homeowner? ANSWER: Superior can deal with neighbor conflicts. Police may also be involved.
- Now that Kris is retired, what is she doing in the office: ANSWER: Kris working on scanning items in the office to put into electric files, since there was a recent law put in place that condo associations need to have the last 6 years of files/work orders/contractor contracts, etc on hand.