

Southpointe Board Meeting Minutes June 9, 2021

1. President Kim Baker called the meeting to order at 7pm
2. Bob Hum did roll call- Robert Hum, Kim Baker, Joe Navarro, and Maurice Berube were present. Judith Storelli was absent. There were no other owners present at the meeting.
3. Kim Baker stated the meeting notice was properly posted on June 7th 2021
4. Kim Baker made a motion to approve the minutes from the February 2, 2021 Board Meeting. Motion seconded by Bob Hum, all in favor motion carried.
5. There were no officer reports
6. Old Business
 - a. Current projects- Property Manager discussed inspection list done on each building and the work orders made for each building and given to maintenance and landscaping (see attached)
 - b. Canal- Property Manager discussed the status of the canal and the progress on getting Ventura to clean it out. They are in the process of getting bids, Southpointe got a bid and turned it in as well
 - c. Collections- Property Manager went over the list of units in collections and the status of each account (see attached)
 - d. Insurance Claim- Property manager spoke regarding ongoing Hurricane Irma claim. Insurance has requested some siding to be removed for inspection, waiting on date for this to take place.
7. New Business-
 - a. Employees- Kim Baker made a motion to send a letter out to owners regarding office hours/procedures and emergency calls. Motion seconded by Maurice Berube. All in favor motion carried.
 - b. BOD roles- Kim Baker spoke on the importance of each board member to serve a roll and assist in tasks
 - c. Raper Dairy Gate- Kim Baker spoke on the many issues surrounding the raper dairy gate and it's contribution to a rise in crime in Ventura. Kim suggested several Southpointe members request to speak at the Ventura Board Meeting regarding this gate and other issues.
 - d. Crime- Property Manager spoke about crime in Southpointe specifically from three problem units, she is working with OPD to resolve these issues
 - e. Drainage/Pond- Board and Manager agreed to get a price from Lee Rogers to clean out the storm drains and repair broken and blocked roof drains to prevent flooding issues. We will continue to add water to the pond on an as needed basis until we have the funds to dredge and repair it.
 - f. Insurance claims- There are three injury/damage claims ongoing. One is unknown and we have no info, the other two have been denied so far as no fault was found on Southpointe's behalf. Both known incidents were regarding slip and fall incidents.
 - g. Monthly Meetings- Kim Baker spoke about meetings on a more regular basis and set the next meeting date for July 15th at 700 pm.
8. Kim Baker made a motion to adjourn the meeting at 908pm. Bob Hum seconded the motion. All in favor motion carried.