

Southpointe Condominium Association Board of Director's Meeting Minutes Monday April 18, 2022, 5:00 pm

Meeting was offered virtually

1. Lou Columna called the meeting to order at 5:00pm
2. Roll Call- All Board Members present , two owners also present (3779, 3805)
3. Proper Meeting Notice Proof- Meeting notice was posted April 15th
4. Lou made a motion to approve the minutes from the December 16th 2021 Board meeting. Motion seconded by Maurice Berube. All in favor motion carried
5. Officer Reports- There were no officer reports
6. Committee Reports- There are no committees
7. New Business

OUC- Meeting was held due to rising OUC water bills. Management, an engineer (Michael Harding) a Southpointe owner Jim Vehoski have prepared some material on the matter and possible causes. Several buildings with the highest usage were tested for leaks and none were found (11,12, 42, 42, 3, 4). OUC insists the issue is on the HOA's side, however we have done everything they suggested and the bill has not decreased. Bills started to increase 7 months after the water meters were changed by OUC in 2015. All units in multiple buildings have been inspected for issues none were found. We have had to increase the budget multiple times to cover the rising water bills. Signs were posted, notices went out alerting residents of the high water usage, but the issue remains. It was discussed to possibly seek a lawyer to assist with the situation if the billing issues continued.

8. Old Business- The process for vehicle violations/ towing and other violations and the role of Ramco/Access Control was discussed.
9. Lou Columna made a motion to adjourn the meeting at 6:15pm. Motion seconded by Kim Baker. All in favor motion carried.

Minutes submitted by Property Manager China Benson on behalf of the Southpointe Condominium Board of Directors