

Appr
11/17/21

Crystal Bay Condominium Association, Inc.
Board Meeting Minutes
October 5, 2021
Via Zoom Video Conferencing

Directors in Attendance:

Denis DeMarino, Treasurer
Sara Blumberg, President
Michael Gordon, Secretary
Tom Burke, Director

Also Present:

Beverly Neubecker, L/CAM Ameritech Property Manager
Adam Bild, Esq., Bild Law, Chuck Cassidy, Bild Law
Multiple Owners were in attendance via Zoom.

MINUTES OF THE MEETING

Call to Order:

Adam Bild, Esq. legal counsel called the meeting to order at 7:05 p.m. A quorum was established.

Reading or Waive Previous Meeting Minutes:

Mr. Gordon moved to waive the reading of the April 22, 2021 Board Meeting minutes and to accept as submitted, seconded by Ms. Blumberg, all in favor, carried.

Management Report:

No Management report at this meeting.

Old Business:

Legal Update:

Mr. Bild, Crystal Bay's legal counsel provided a report on the ongoing legal proceedings with Feather Pointe. Mr. Bild explained that it had been established that there was a quorum present at the December 8, 2020, Feather Pointe annual meeting and that an election should have taken place.

NEW BUSINESS:

Lake Treatment Advanced Aquatics

Ms. Blumberg stated that Advanced Aquatics, has been selected to take care of the monthly pond service. Ms. Blumberg stated this new contract would save about \$1000 per year with comparable service. Ms. Blumberg moved to ratify the new pond contract with Advanced Aquatics, seconded by Mr. DeMarino, all in favor, carried.

Generator Service:

Mr. Burke stated that LEW Generator Service was onsite to service generators. All belts and fluids were changed and should be good until next year.

OLD BUSINESS

Fire room repairs

Fire Room repairs report was given by Beverly Neubecker, property manager. Ms. Neubecker stated that there was a major leak that created the need for gaskets & seals to be repaired on the fire pump. Ms. Neubecker stated that in addition to that, as a preventative measure the Board has additional gaskets and seals on the lines coming out of the fire pump.

Landscaping

Ms. Blumberg stated that the landscaping contract was changed from Bay Area Grounds to Westcoast Landscaping. Mr. Gordon moved to ratify the vote to change landscaping contract to Westcoast Landscaping, seconded by Mr. DeMarino, all in favor, carried.

Delinquencies:

Mr. DeMarino provided the delinquency report. Mr. DeMarino stated there are several units in collections right now, and stated that one unit that had a large delinquency has paid. The Board will discuss delinquency programs in the future.

Elevator C Savings:

Mr. DeMarino reported that the association was able to save nearly \$30,000 by having legal work on the elevator contract against Thyssen Krupp. Even though the time out of service was long, the association was able to come out with a substantial savings.

ADJOURNMENT:

Mr. Gordon made a motion to adjourn the meeting, seconded by Ms. Blumberg, all in favor. The meeting adjourned at 8:05 p.m.