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CROSSPOINTE SWIM & RACQUET, INC.
MINUTES OF THE BOARD OF TRUSTEES MEETING

Zoom Meeting

July 14, 2021

I. ATTENDEES

Board of Trustees Members Present: Howard Kaufer, President; John Cewe, Treasurer; Patricia Ciarlo, Secretary; Randy Cotton, Trustee; Andrew Haskins, Trustee; Hayden Shea, Trustee; and Alan Sullivan, Trustee.

Absent: Larry Rice, Vice President; and Brian Riley, Trustee.

Others present: Heather McDevitt, First Service Residential (FSR); and Billie Kay Denbo, Recording Secretary, On the Record.

II. CALL TO ORDER

Mr. Kaufer called the July 14, 2021, Crosspointe Swim & Racquet, Inc. Board of Trustees (Board) meeting to order at 7:00 p.m., noting the presence of a quorum.

III. RESIDENT TIME

None.

IV. SECRETARY'S REPORT

Minutes of June 9, 2021

By unanimous consent, the Crosspointe Swim & Racquet, Inc. Board of Trustees accepted the June 9, 2021, BOT Meeting minutes as amended.

V. FINANCIAL STATEMENTS:

The Board and management reviewed and discussed the financial statements for the period ending May 31, 2021, to include the income, expenses, and delinquencies.

By unanimous consent, the Crosspointe Swim & Racquet, Inc. Board of Trustees accepted the May 31, 2021, financial statements as presented.

VI. COMMITTEE REPORTS

Open Space Committee

The Board received the May 19, 2021, Open Space Committee draft meeting minutes.

Social Committee

The Board received the May 15, 2021, Social Committee draft meeting minutes.

VII. NEW BUSINESS

51 Social Committee Event – Ms. Mariah Shea addressed the Board and discussed “Meet the
52 Committees Night” to be scheduled on Saturday, August 28, 2021, for approximately two
53 hours. She stated that at this event each committee chair would provide a presentation
54 with information about their respective committee and homeowners could ask questions
55 and sign up.

56
57 ***MOTION was made by Mr. Sullivan and seconded by Mr. Cotton to approve the***
58 ***proposal submitted by the Social Committee for the organization of a “Meet the***
59 ***Committees Night”. The motion passed unanimously (6-0-0).***

60
61 Tot Lots Opening – The Board and management discussed reopening the tot lots after
62 being closed due to the COVID-19 pandemic.

63
64 ***MOTION was made by Mr. Shea and seconded by Ms. Ciarlo to reopen the***
65 ***community’s tot lots. The motion passed unanimously (6-0-0).***

66
67 Ratify Email Vote –

68
69 ***MOTION was made by Mr. Shea and seconded by Mr. Cotton to ratify the unanimous***
70 ***email vote to approve the Administrative Resolution #2021-01 “Guidelines for***
71 ***Electronic Board and Committee Meetings”. The motion passed unanimously (6-0-0).***

72
73 Pool Committee Report – Mr. Scott Lemay informed the Board that the new LED solar
74 lights purchased are not efficient. He stated since the trespassing incident at the pool the
75 deck lights are being left on all night and no problems reported since incident. Mr. Lemay
76 reviewed and discussed with the Board the contract proposal for new LED motion sensor
77 lights and parking lot lights repairs.

78
79 ***MOTION was made by Mr. Sullivan and seconded by Ms. Ciarlo to accept the Pool***
80 ***Committee’s recommendations to install lights as necessary at the pools as described in***
81 ***the Lighting Services and Supplies, Inc. quote #2021-120, and to also conduct light***
82 ***repairs at the Oak Chase Pool as described in the quote, with the costs not to exceed***
83 ***\$1,600, and to be paid from the Pool Repairs and General Maintenance. The motion***
84 ***passed unanimously (6-0-0).***

85
86 Directors and Officers Insurance Policy Review – The Board and management discussed
87 the insurance coverage and if the amount of coverage should be increased with the 2021-
88 2022 renewal.

89
90 **ACTION:** The Board directed management to:

- 91 1) request a one-page detailed list of the insurance coverage from the insurance agent and
92 to include the 2021-2022 quote
93 2) Add D&O Insurance review to the August meeting agenda
94 3) Research the amount of insurance coverage other communities purchase.

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[Mr. Haskins joined the meeting at 7:50 p.m.]

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Communications Committee – Mr. Shea informed the Board that the Communications Committee met and new volunteers were in attendance and they will be conducting surveys and working to get better community engagement.

IX, MANAGEMENT

Contracts, Maintenance, and Operations Review – Ms. McDevitt reviewed and discussed the July 2021, monthly report, and updates with the Board. She discussed the condition of the pool houses and the possible needed work.

Ms. Ciarlo asked about the extra person to conduct the annual inspections.

Ms. McDevitt asked if a sub-committee was used in the past for the dredging of the pond project.

ACTION: The Board requested management to:

- 1) research the history of work at both pool houses and provide information to the Board
- 2) find the old Request For Proposal (RFP) for the last pond dredging project.

X. EXECUTIVE SESSION

MOTION was made by Mr. Cotten and seconded by Mr. Cewe to convene into Executive Session at 8:18 p.m. to discuss legal and collection matters. The motion passed unanimously (7-0-0).

[Regular Session reconvened at 8:44 p.m.]

ACTION: The Board requested management to:

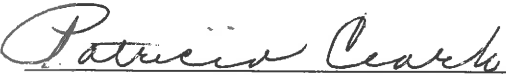
- 1) Request legal counsel to provide a simple explanation for the collections account
- 2) Request a foreclosure analysis on the account discussed in Executive Session.

The Board discussed reporting the pool trespassing to the police and agreed to report to the trespassing to the police.

XI. AJOURNMENT

MOTION was made by Mr. Cewe and seconded by Mr. Haskins to adjourn the July 14, 2021, Crosspointe Swim & Racquet, Inc. Board of Trustees Meeting at 8:46p.m. The motion passed unanimously (7-0-0).

Submitted by: Billie Kay Denbo, Recording Secretary, On the Record

Attested to: 
Patricia Ciarlo, Secretary