STAR POINT CONDOMINIUM ASSOCIATION

Board of Directors Meeting
April 17, 2025, at 6:30PM

Minutes

Call to Order
The meeting was called to order at 6:41PM by William Machemer. Members present were Luiz Pinheiro, William Machemer, Michael Black, Maria Lechuga, and Tina Lucido. Yvonne Garcia, with ACCU, was also present. There were no homeowners present.

Minutes Approval
The minutes of March 20, 2025, were reviewed. William made a motion, seconded by Luiz, to approve of the minutes as presented. The Executive Session minutes of March 20, 2025, were reviewed with William making a motion to approve the minutes as presented, and Luiz seconded. With no further comments from the Board or homeowners present, the motion was unanimously passed.

Management Report
Yvonne provided the Manager's Report, which included updates on the number of tickets, violations, and work orders, as well as a summary of architectural requests and on-call activity.

Review of Financials
Yvonne gave a financial overview of the April financials. Discussion was brought up regarding insurance expense tracking and possible double payment. Yvonne will follow up with the CPA and request revised financials. Approval was tabled until corrections are made.

Old Business

A. **Electrical Panel Resolution:** Yvonne presented the proposed resolution regarding electrical panel compliance. The Board discussed enforcement measures and the potential implementation of life safety violation fines for units that remain non-compliant.

B. **Loan Application:** The Board reviewed and agreed to proceed with the loan application through First Citizens Bank. A vendor meeting with Empire Works has been scheduled for April 22, 2025.

C. **Maintenance & Insurance Chart:** The Association's maintenance and insurance responsibility chart was discussed. The Board decided to continue waiting for legal clarification, particularly regarding limited common elements and common elements.

D. **Building 1 – Alarm Pull Stations:** The Board discussed the ongoing issue of non-functional pull stations in Building 1. Options for repair or replacement were reviewed and considered.

New Business

A. **Building 11 – Sewage Backup:** The Board discussed the recent sewer backup in Building 11, which required emergency mitigation. It was noted that a nearby tree may be contributing to recurring issues with the sewer line. The Board agreed to obtain additional quotes for both tree removal and further inspection of the affected sewer line. There was also discussion around the cost-benefit of continued maintenance versus pursuing a more permanent solution.

Adjournment

There being no further business brought before the Board, William moved to adjourn the meeting at 7:47 PM, seconded by Michael. With no further discussion, the motion carried unanimously.

Executive Session

The Board entered into an executive session to discuss legal matters for collections at 7:49 PM. The Board exited executive session at 8:25 PM.

Executive Session Decision

The Board reviewed delinquent accounts, and it was unanimously voted to approve turning over one homeowner's accounts to legal for collection. With no further discussion from the Board present, the motion passed unanimously. The Board chose to delay action on another account due to the unit being for sale and the low likelihood of recovering legal fees. Additionally, the Board discussed an investor offer on a foreclosed unit and requested further information regarding the mortgage status and legal implications before making a decision.

Adjournment

There being no further business brought before the Board, William moved to adjourn the meeting at 8:26 PM, seconded by Luiz. With no further discussion, the motion carried unanimously.