

## **Cliff House Board of Directors Meeting**

**October 20, 2015**

**715 South Upper Broadway, Suite 101, Corpus Christi 78401**

Board members present: JJ Hart, Brad Padgett, Karen Pohlmeier.

Members absent: David Walker, Trey McCampbell

Quorum present: Yes

Guests present: Raneé Clayton, Paul Koepke, Robin Harper, Jerri Leonard, Terri Povec, Joyce Lawrence, Beau Hollis, Angela Hollis, Kirk Hudnell, Athamas Dimopoulos and Nancy Carlton.

### **PROCEEDINGS**

The meeting was called to order at 6:00 pm.

Brad Padgett made the motion to approve the July Board minutes and was seconded by Karen Pohlmeier. Unanimous consent by the Board.

J.J. Hart gave the Financial Report. He mentioned that, at this time of the year, our funds are typically the lowest they are during any given fiscal year due to the fact that the annual insurance premium is paid at this time every year and we also recently paid the annual maintenance contract to Schindler Elevator Company. We made it through the toughest part of the year and are still doing fine with cash on hand. He also mentioned that the air conditioning costs have fallen back in line with the budget after several months early in the year, when we had several months in a row where we went over budget. JJ also mentioned that the annual insurance premium came in around \$7000 less than we had anticipated. Karen Pohlmeier made a motion to approve the financials. Brad Padgett seconded. Unanimous consent by the Board

JJ Hart gave the status of past due HOA dues. No one is two months or more behind at this time.

JJ Hart gave an update on the pending brick repairs. The work was scheduled to begin the first week of September. This obviously did not happen. The brick repair company is now saying they would like to start the repairs on December 28, 2015. JJ spoke with them and made it clear that we do not want the work to be started during the holidays. We are waiting to see if we can schedule a different time. JJ will keep everyone posted as to when the work will actually begin.

We are also having scheduling issues with Schindler Elevator Company regarding the repairs to the elevators. They are apparently still waiting on some special ordered parts to come in before they schedule the elevator repairs. Luckily, we have not had many issues at all with the elevators, so we are in no hurry to get the work started. JJ will keep everyone updated as time progresses.

JJ gave an update on the website. We have a website that is almost ready to be up and running. We need to give some final input to Stephen Ryback, who is designing the website. Hopefully, there will be more information available by the next Board meeting.

JJ gave a quick update on the renewed insurance policy with Borden Insurance. The buildings value was recently re-evaluated and it was determined that the value has gone up from \$7.2 million to \$11.26 million since we last renewed the insurance. We now have coverage for 80% of the total value (which is the recommended %of coverage) and have also added earthquake insurance to our coverage.

JJ mentioned that a fine has been issued to one of the residents for parking overnight in the visitor's parking lot. JJ made it clear that, in order for a fine to be issued, the Board needs proof of the violation. They can't simply make decisions based on hearsay. Pictures of vehicles have recently been sent to Craig and the Board showing specific cars parked overnight in the visitor's parking lot. Craig will keep an eye on the lot when he is here, but the majority of the violations are taking place in the evening hours and overnight when Craig is not here. The Board will look at all parking complaints and Craig will issue written warnings to violators when there is sufficient evidence. The Board will work with residents who may have medical issues. Otherwise, there is a zero tolerance rule for the cases that are brought to the Board's attention.

It was suggested that we reposition one of the security cameras so that we can have footage of the visitor's parking lot. This would serve as proof of residents parking in the lot overnight. JJ said that there would definitely be a cost associated with this and asked Craig to look into it.

#### Building Managers Report (Craig Hewerdine):

1. Mail Room – On Saturday, October 10 the mailman left the mail room door unlocked. Some residents reported mail being stolen, including credit cards and checks. The incident has been reported to Greg Powell, the downstation manager. His number is 883-4972. Greg also gave a phone number for residents to call if they wish to make a complaint/claim. That number is 877-876-2455 (postal inspections).
2. The pool furniture is slated to be painted. Robin Harper volunteered to paint the furniture soon.
3. Unit 1202 has a renovation in progress. This should be done in 2-3 weeks.
4. Corpus Christi Pools have been doing a great job keeping the pool clean.

#### Public Comments:

Teri Povec asked if there is a way to pay the HOA dues online. JJ said he would look into this and let her know.

Nancy Carlton asked if she could have some funds authorized by the Board to have a holiday party in December or January. JJ asked her to summarize the date/plans in writing and the Board will let her know.

A date for the next Board meeting has not been confirmed. It will take place in December.

The Board meeting was adjourned at 6:30 p.m.