

**McNeill Farms Condominium Association Board**  
**Meeting Minutes, May 18 2021**

**In Attendance:**

Mary Beth Benish  
John DeRoche  
Regina Harper  
Cindy Reid  
Andy Bracken\*  
Charmaine Cioci\*

Jody Rine (Case Bowen Management Representative)

Jesse Kanitz (Attorney, McNeill Farms East Condominium Association)

\* Sitting in on vacant board seats for board members (Joe Lesko and Theresa Uher) who have resigned from the board. Andy and Charmaine are serving in Board member capacities.

**Owner Complaint Meeting**

Attorney, Jesse Kanitz presided over the meeting of a resident who wanted to have their fee waived that was assessed due to not taking down window boxes after formal notices had been submitted to the resident. The resident presented their case before the Board.

**Updates to Association Policies**

Attorney, Jesse Kanitz submitted several updates to existing Association Policies for the Board to review, adopt and update:

- **Fee Agreement Information** – formalizes what the Association is doing
- **Collection Policy** – clearer language for owners
- **Collection Resolution** – clearer language for owners

Jesse ended his updates at 7:13 pm.

At 7:13 pm John DeRoche called the Board meeting to order.

The pool will open Friday, May 28. The gym will open Friday, June 4.

**April Meeting Minutes**

The Minutes were accepted, seconded and approved by all.

**Treasurer's Report**

Cindy Reid reported that delinquencies are down to \$142,336.

A motion was made that the Treasurer's Report be accepted as presented. The motion was seconded. The motion was approved by unanimous consent of the Association members in attendance.

**President's Report**

John DeRoche informed the Board that Metro Development will pay for a survey of the property to determine property lines between the new apartments and our south walking path. Their sidewalk touches our walking path.

Cable Satellite dishes are not allowed on roofs. They are allowed on free-standing poles. A target mailing will go out to units with cable satellite dishes on their roof. Units will have 45 days to remove the dish from their roof. Repairs may be needed to the roof once the dish has been removed. The cost of the repairs may be assessed to owners.

A motion was made that the President's Report be accepted as presented. The motion was seconded. The motion was approved by unanimous consent of the Association members in attendance.

**Property Manager's Report**

Jody Rine informed the Board that the entrance wall repair is expected to be completed June 15.

Jody will get quotes for a fence to put up along the south walking path. The cost will be included in the budget for next year. A suggestion was made to put up a temporary fence. Another suggestion was made to plant barberry bushes along the fence.

Terminix will be contacted to service units with reports filed for carpenter ants, termites and carpenter bees.

Jody will contact TrashCab Columbus, LLC to discuss possible trash collection options for the Association. The Association currently uses Rumpke. The contract with Rumpke is up December 1.

A motion was made that the Manager's Report be accepted as presented. The motion was seconded. The motion was approved by unanimous consent of the Association members in attendance.

The next closed Board meeting will be held on Thursday, June 17 at 6:00 pm. The meeting will be held in the meeting room in Donato's.

Cindy Reid moved that the meeting be adjourned. Andy Bracken seconded the motion. All approved.

The meeting was adjourned at 8:09 pm.

Minutes submitted by:  
Regina Harper  
Director,  
McNeill Farms East  
Condominium Association