

RUNAWAY POINT HOA AGENDA
BOARD OF DIRECTORS MEETING
Monday April 21, 2025 @ 6 PM
Lakes Clubhouse + ZOOM
<https://v.ringcentral.com/join/722699289>

Call to order.

Approval of the minutes of the last board meeting.

Review financials.

Old Business

- A. Tempe Grant for RPH update
- B. Roofing bids update (Unit 218 & 219) →
- C. Sewer Lining discussion and planning next steps

New Business

- A. Review & Approve threshold policy: Threshold of \$2,000
- B. Review and vote on Short-term rental rules
- C. Discuss new loungers for pool area
- D. Other

Homeowners' comments/requests

Adjourn to executive session (if needed)

Next Meeting: May 19, 2025

RUNAWAY POINT HOA
BOARD OF DIRECTORS MEETING MINUTES

April 21, 2025

Lakes Clubhouse

Board Members Present: Linda, Cliff, Claudia. Tom Kennedy and Sharad Kothari via ring central

Homeowners present: Bethany Willis, April Sapinski, Karl Huff, Christine Baldanza, Jenna Cardello, Amber McQuery, Richard Knapp, Marget D'Souza

Call to Order, 6:05PM

Approval of the Meeting Minutes: Linda read the minutes, Motion to approve made by Cliff, Seconded by Linda. All approved.

Review Financials: Questions asked about what the legal fees are for and why the income tax was so much higher this year. **Chris will investigate and report back to the board by the May meeting.**

Old Business:

- **Tempe Grant for RPH:** Everything was submitted. We will know if we have approval in June.
- **Roofing bids update:** Two bids were reviewed for units 218 and 219. One bid from 5 guys for \$9,100, Mulcock was \$8,400. Discussion centered on the 5-year warrantee (Mulcock) versus 10-year warrantee (5 Guys). Chris immediately contacted 5 Guys owner to ask if he would match the bid from Mulcock and still include the 10-year. A "yes" response was received during our meeting from 5-Guys owner. Motion by Linda to approve 5-guys for these two roofs. Seconded by Cliff. Unanimous vote by board. Chris will get this scheduled.
- The roof on 142/242 was checked after condo owner had some water coming into the condo. The check concluded that the flat roof is ok, but some stucco repair and tile repair was needed. Board agreed to contact Bill Sykes to repair stucco on roof at 142/242 and to ask 5-Guys to look at the roof under the air conditioner as well as do the tile repairs.
- **Sewer lining discussion and planning next steps:** The board agreed on a plan moving forward. At the May and June meetings, the board will discuss guidelines for the special assessment as well as decide which company to use – NuFlow or Peerless.

New Business:

- **Threshold policy:** This policy establishes guidelines for when a single bid is sufficient for HOA-approved projects. The board approved the \$2,000 threshold policy if exception #2 was removed. This pertains to fixing stucco or drywall repairs due to plumbing issues. This is already included in our plumbing policy. Also requested to add this: "Project may not be split up in order to meet this dollar threshold". Agreed. Motion was made by Linda to pass with amendments, seconded by Cliff. Unanimous yes vote by board. Linda will send the final copy via email to the Board for a final look.