
ST Clair Terraces - Board Meeting - August 15, 2026

Call to Order: 10:07AM

Attendees

Board Members: Crystal Crawford - Gary Bigwood - Marcena May - Betty Smith

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Jay Riley

New Discussion Items

- **Modification Form** - 480 St Clair submitted a Modification Form requesting to move a boxwood and replace it with an arborvitae in the front courtyard between 480 & 478 St Clair - The Board unanimously approved the request
- **Financial Statement** - Questions on the financials will be sent to SEM for clarification - Responses may lead to changes on the financial statement
- **Water Shut-Off** - 492 St Clair has an internal plumbing issue and requested to shut off the main water valve which provides water to 10 Units (502 - 484 St Clair) - This was unanimously approved and scheduled for September 17, 2026
- **Porch Railings** - An estimate will be obtained to repair porch railings on the back steps at 516 & 518 St Clair
- **Vines on the Brick** - Vines growing on the brick need to be removed - Contact the board for removal
- **Board Meetings** - Board Meetings will be held on the 1st Friday each month at 10:00AM beginning October 2, 2026 - The first 30 minutes will be open to Co-Owners who submit an agenda one week prior to the meeting

Previous & Pending Discussion Items

- Tuck pointing - Brickworks provided a new tuck pointing estimate to repair the chimney at 512 St Clair (\$7,712.81) and a new tuck pointing estimate to repair the back wall at 468 St Clair (\$3,837.06) - Both estimates were unanimously approved and work completed
- Courtyard Lamppost - Estimate was received and new lampposts selected - Furi Electric will complete this project in the fall of 2026
- Water Intake Pit - The leaking valve at 520 St Clair is repaired - The dirt pile and lawn will be restored once we receive 2 more heavy rains
- Down Spouts - Red Barron added and extended downspouts on the garage roof at 510 St Clair, reattached the downspout at 496 St Clair and repaired the detached light in the back large courtyard - Total cost \$673.48
- Financial Audit - A financial audit and/or review was discussed at the Annual Meeting - The Co-Owners voted to eliminate the audit/review for 2026/2027
- Garage Roofs - MPower will begin the 3rd garage roof replacement (section 5) August, 2026 - Co-Owners will be notified to remove automobiles once a firm date is confirmed

Important Reminders to Co-Owners

- The third garage roof assessments will be due September 1, 2026 - The last garage roof assessment will be due December 1, 2026
- Co-Owner communication/issues must be emailed to **all** board members - including pictures

Meeting Adjourned: 11:29AM

JR