

## Board Meeting Minutes -January 28, 2017

1. Welcome and Called to order by President Joe McGee. Pledge of Allegiance and code of conduct was gone over by Joe. Joe asked if there were any new homeowners and Donna King said she has been here since 1993, but this was her first meeting. There were 23 homeowners present and the board of directors. Joe McGee, Troy Purnell, Keith Shoff, Fred Verga and Barry King, and recording secretary-Valerie Sharp.
2. Property Manager's Report-Troy reported the erosion control problems that have been taken care of so far. He explained that several areas were dug up this year and we used a 10 inch perforated pipe this time instead of the 4 inch we used to use, filled with stone for the French drains. We still have some on the work orders for next year. The grounds crew left for the year and will return between March 28 and April 3.
3. Treasurer's Report-Troy said income was at \$26,163.91 ahead of budget due to the increase in the electric rate, Amenities-under budget \$5,784.48 due to lower pool expenses, Expenses-\$12,085.11, maintenance-over \$26,053.73 due to erosion control and renovating the bathroom, Utilities-under budget \$10,444.91. The line of credit has been paid back early, usually we get it paid by March. Joe said that towards the end of the year we were very careful with the homeowner's money. Joe introduced the new board member-Barry King. He said that Bob Molle who served on the board for many years and many capacities had taken ill, it's a form of dementia and chose to resign his position. It was a decision that we let him make. Bob was an asset for a very long time and we were very fortunate to have him. The Board had 3 options. First we did not have to fill the position, 2<sup>nd</sup> we could have a special election or the board could appoint someone who the board feels is an asset to the community. The present board decided to have Barry fill Bob Molle's position for the remainder of his term, which is a year and a half. We need 5 people on the board, so we decided on Barry King. Barry has helped the community, he has served as the WIFI committee, the pool committee, and he has worked hard to save the community money over the years.
4.
  - A. Old Business- work orders-there are 4 outstanding that will be done in the spring. Keith said that some of the erosion control work orders were moved. Keith also asked about the one behind the Rec. Center, that isn't finished yet. Joe said in the past we would dig up a ditch and we used to use 4 inch perforated pipe and this year we changed to 10 in perforated pipe and covered it with stone. The ones we have done over the years, 4 inch, got clogged up and we are having problems again. It costs roughly 10 to 12 dollars a foot to put it in, with the pipe gravel and labor. Almost every location in the development where the houses butt up against each other will have to be done in the next couple years. **We have worked on 2 major places that were approximately 1,000 feet this year. The next area will be behind lot#261-266, that whole island, and then there is a spot by lot#35 and 47.** Joe said we can't get in there until the spring. While we are talking about that, the electrical issue over on South Salt Pond Way. (Lots# 120-123 and #138-141)**With homeowners adding electric stoves, dish washers and upgrading their heat, they will need to upgrade their electric amperage going from the pedestal into their panel inside their homes.** Joe told Troy to let Patchett Electric about the mistake of what the problem was behind South Salt Pond Way. We were told by the electrician that we had to replace the wire underground at \$14,900.00, which I questioned at the time.
  - B. HVAC-Joe said that the system failed last summer, so we got several quotes for a 5 ton unit, there were different makers. We will also need extra electrical work done before they can install the new system. After reviewing all the bids. **Fred made a motion to accept the bid from Frick Electric because of the 10 year warranty for the Broan 5 ton air handler and thermostat for the Rec Center for \$11,380.00, it was 2<sup>nd</sup> by Troy and all were in favor, and it must be in by April 15, 2017.** Joe said we would have to have the additional electric put in before the new HVAC goes in on April 14, 2017. Joe said to Troy, back to the underground wire issue on Salt Pond Way, you need to tell Mr. Patchett that I wasn't too happy with his estimate for \$14,000.00 and he wasn't aware of what royal Plus told us. I have doubts about his abilities. That would have been a \$14,000.00 mistake and then find out that wasn't the problem. I have no problem with using him to do the service going into the Rec. Center

but you need to have a talk with him or he could come and talk at a board meeting, or I can have a conversation with him. **Fred made a motion to accept Patchett Electric to put in the 2-60 amp service for \$750.00 into the Rec. Center prior to April 15, 2017. 2<sup>nd</sup> by Barry King and all were in favor.**

C. Roofs power washed-clubhouse, Rec. Center and gate House have been completed. Joe said we had that done to get the mold off the roofs.

**5. New business: WIFI-Comcast** has installed a modem in the Rec. Center. Troy was asked by Barry and Pat to add a modem at the Rec. Center because of the bottle neck between the Clubhouse and the Rec. Center. It will also help for people to be able to go to the Rec. Center to log onto high speed connection. Barry explained that it was a bottle neck trying to get the signal back up here at the Clubhouse, so we put an additional router in to basically cover that surrounding area, and it takes some of the load off the antennae that sends the signal from here to down there and back. So this should handle the load and speed things up. Joe said it is a plan to uphold the system until we decide if we are going to upgrade the whole system. They were told to come up with a plan that was proven before they propose anything. Joe said that Barry had told the board that in 9 years we would need upgrading to keep up with the technology, and he was right.

**B. Pool bids-**Troy said that a couple more bids had come in this morning and he did not get a chance to go over them yet, but the prices are higher than last year. Joe said that our existing Pool Company, Best Aquatic, raised their rates by \$8,000.00 and that increase will be partially due to giving the life guards a raise from \$10.00 to \$12.00. Joe said we will be having a meeting in March so Troy go over all the bids and we will make a decision at that time. Barry stated that in years past we had American Pools, before we got the present company, we had issues with life guards, pool maintenance and chemical deliveries. This company went out of business and has changed their name, so before we make any decisions, we should make sure this isn't the original pool company that we had so many issues with. Best Aquatics has done a very good job here and there are a few recommendations they have made. The filtration system has to be maintained. Joe said that the Health Department comes around and periodically does inspection checks of the pools, every month. With this company we have always have an excellent inspection and we did not get that with other companies in the past. If it is the price of doing business, then we have to do it. Troy said that there is a new state regulation for the fall of this year, which says we need an Automatic Chemical Control Unit for each pool. The cost is \$2,485.00 per pool and one for the splash pad area. We would not have to have it this year but we will need it before next year.

**C. Wish List-** \$20,000.00 in Special Projects and \$12,000.00 for Furniture

**HVAC-Keith made a motion to take the money out of the reserve fund for the HVAC work for the Rec. Center. Fred 2<sup>nd</sup> and all were in favor.-Yes**

**Pool Furniture-\$6,000.00-\$8,500.00-**to finish out the new style chairs for the Rec. Center and dispose of the green chairs because they break and are a liability to the community. **Troy made a motion to approve getting the pool furniture and to be settled on in 3 weeks, replace the existing 100 for \$3,000.00. The rest of this motion can be approved by e-mail.**

**Boat Wash Area-Troy made a motion to pour concrete (15 X 40) X \$5.00 = \$3,000.00 but allocate \$4,000.00 for the concrete and have stone in ditch for drainage. Fred 2<sup>nd</sup> and all were in favor.-Yes** Joe asked if the spigot up there was winterized. Troy said he would check but he said it is a frost free spigot.

**Wifi –upgrade and replace worn antennae’s-\$5,000.00-Yes**

**Camera’s-**upgrade to HD and a new DVR-on hold

**Motor for Walker Mower-**This would be a maintenance item-Troy said Glen got some parts off an old motor and fixed the one they said was on its last leg. We should be okay.

**Rec Center bathroom renovation-**budget for next year. Get the bid packages by September 2017. Get a scope of work together this year and put \$20,000.00 with it for next year. We can use the left over material from the Clubhouse renovation.

**Cordless Microphone that is hand held for the clubhouse-\$300.00-Yes**

**Gate house truck-**Troy stated that the gate house truck is getting older and we are replacing the tires every so many miles, and the grounds crew truck is really old and we should probably start looking into replacements. He got a bid from Ford for \$23,000.00, and the Chevy man did not get back to me, Troy also suggested a lease

option every 3 years for the gate truck. Joe said we do not want to get anything from Berlin Chevy, they have terrible service.

Keith sent an e-mail out to all the committee chair persons to ask if they had a wish list for their committees.

**Chairs**-Barry said the only chairs that would be eliminated would be the green chairs because they break and they are a liability. He could not do the inventory this year due to the hurricane. He said in the clubhouse we will have the fan back chairs and the square ones by the pool.

**Snow Removal**-Joe explained that this is a technically summer resort community, so every time it snows, I would not be looking at getting it plowed. We will go to the extent of plowing North & South Longboat, Assateague Way and North and South Baybreeze drive. Here again we have contractors that do as much damage with the snow plow. Usually when it snows here, it is gone within 2 or 3 days. All were doing is spending our money for a plow, and since you are not to be living here year round, it should not be an issue. Joe said if it is an absorptive amount of snow, we will plow. Lisa ward asked that the speed bump that is on the corners of Bayridge drive be moved to the straight away instead of on the corners because they get hit every year with the snow plow and destroyed.

6. B. **WIFI**-Barry said you have already heard what Pat and I did down to the Rec. Center, so we won't re hash that. The ever changing technology, we will have to upgrade. A friend of mine works in the IT department at Comcast and TV as we know it will be replaced by satellite in the next 2 to 5 years. That means everything will go to internet, which posts a problem for us. Pat and I discussed this and are in agreement that if Comcast is truly going to do this, we know that Comcast is a big conglomerate and they aren't going to do this unless they can make money on it. The cost of their cable TV is the highest costly item and if they can reduce that with man hours and maintenance, that means they make more money. Barry said that why wouldn't we do that. As of 8 or 9 years ago the homeowners have had access to the WIFI system to check e-mails and to do on-line banking that is what it was originally put in for. People are now starting to stream of if, and we put in restrictions in to curb that. During the height of the season, the system gets over loaded and this system wasn't designed to handle that kind of a load. I know you have heard this before and how this is going to change is if Comcast forces or drives people to this, do we need to maintain a WIFI system or even have one or what kind of system would we get. This can be very costly in an open WIFI system. Now the one we have found is \$35,000.00 and that would be with less antennae's, and the antennae's are now less in price and with the modem up in the Rec. Center. Barry said that Troy did get a cost for each homeowner would be \$49.00 if everyone signed up. Joe said we would not get everyone to sign up, it's just not going to happen. Barry said that for \$5,000.00 we will buy another year for the WIFI, that would cover e-mail service not video cameras or streaming. 9 years ago each house had 2 devices and today we are averaging 8 to 10 per house. In July of 2016 we had 2,300 devices.

**6. F. Entertainment**-Vince and Lynn Luca are on vacation so Mike Whaley will speak for them. The volunteer workers party in October of last year was held here in the clubhouse instead of the Ocean City Golf Club. We had Monte from Frontier Town to cater the event and we had a bar tender. We had Prime Rib or Chicken Cordon Bleu to choose from and it was very good. As I look around the room, there are several people who volunteer and were at this party, and if you haven't volunteered, it is a good opportunity to meet your neighbors and help with an event for the community and you are eligible to go the volunteer party. Lisa Ward chaired the children's Christmas party this year and had 26 children attend. Santa made a visit and there wasn't any snow. Our Santa is excellent! The New Year's Eve Party was held on the night before New Year's. Everyone laughed and Joe asked if it would be the same night this year and Mike assured him of that. About 90 people attended and Vince & Lynn Luca chaired the event. That is all of the events we have had this year and all were very well attended. The New Year's Eve celebration was catered by Ocean city Golf club and were served Prime Rib or Chicken Cordon bleu and it was very good. Joe and Sandy could not attend the event because again he was in the hospital, so he visited the nurses there. Joe said it seems like an annual thing. Mike said that if you would like to be involved in any event, you may get in touch with Vince and Lynn. He said that prices for the events may have to go up this year, they have stayed the same cost for the last 3 years but all the costs have gone up. Whenever you chair an event you will be invited to our worker appreciation party in October. It is a catered event and you are treated to a full course meal, for volunteering back to the community. Joe said on a serious note, thank you for everything you and Kay have done with this committee over the years.

**Storage Area:** Dale Verga said thank you to the board for grading off the storage yard, they filled in the pot holes. The one thing I did notice when you go in on the left side, where the work was done there aren't any lines. Joe said **when the grounds crew come back in the spring, they can paint the lines.** Dale said on her wish list she will **need cinder blocks with the numbers on them.** Joe said tell Valerie how many you need and she can order them. He also thanked her for the work she does for the storage committee.

**Beautification committee:** Missi Clark isn't here. Mike Whaley said that this year they are going to try and make the butterfly garden happen. We have talked about this for a couple years. Joe said that we had talked about it and it was going to cost a couple hundred dollars. He said you have to put something together.

**ECC-Cathy Ortel-**My wish list is that this job has turned into a full time job, seriously. Everything from the lack of cooperation, property inspections, people bringing in weird vehicles that are not approved, renters coming in with tons of junk. I really feel that you need someone here every single day. You have homeowners that are very belligerent, they want me to come to their property and show them exactly what has to be done. I get requests for that 5 times a week. The cooperation this year was absolutely horrible, and at the end of the day we could have had 45 hearings. I really think you need someone here every day in the busy season. The volunteers have to re-do several inspections and then you have the hearings, then they get to appeal it to the board. Like I said I think your ECC person needs to be a full time position, and the rest of us can pitch in as the backup. Joe said well you are full time, you are a chair person so you are full time. Cathy said yes but you need a physical position. You have behavior issues, there are so many things that need to be taken care of, and I thought I was retired. Joe said we will take this under advisement. Joe said not to belittle the job she is talking about, this is a very tough job, and it has to be held by someone other than a board member because the way the system is set up, their decision can be appealed by the appeals board, which is the board of directors. We cannot have a board member on the ECC. This was on the advice of our attorney. Cathy has done an outstanding job with this committee. We are fortunate in many ways that we have committee chair people who really care. Joi Grieg of lot#268 volunteered to help this summer. She said that she would be here in June, July and August. Cathy said I need someone to go thru September, October and November. Joe said that her concerns are that she has a lot of letters to send out, she has to make copies, mailings, etc. The system is set up that once she starts sending you letters and nothing is completed and if we go to court, we have all the correspondence required. It is not a simple task on what she does, and she has paper trails for everything. Joe said that they have to get together and there are a few issues he wants to discuss with her. Mike Whaley asked in addition to the weeds, does your committee handle unruly homeowners, renters with pets. Joe said yes, anything that is in the blue book that is a regulation or guideline, it goes to the ECC. Cathy said you have homeowners who rent out their places telling the renters to say they are a family member, so they can bring in dogs, boats, trailers. It is a full time thing to keep track of.

**Pools-**Barry said that the dates for the pools will be May 27-June 29 will be open from 10 AM till 6 PM and June 30 to September 4 from 10 till 8 and the Friday night swim will be from 8 PM until midnight. The pools will be open September 5 thru September 23 from 10 to 8 with no lifeguard on duty. He said we had 4 large umbrellas break this year and they cannot be repaired. We have the big ones at the clubhouse but none at the Rec. Center. The cost to replace the large umbrellas is very high. The Rec Center umbrella canvas is deteriorating and they will have to be replaced, it is not all of them just the ones that need it. This was our best year ever for No glass on the pool decks, and I can thank everybody in the community for that. He said there were only 2 incidents that he was aware of, 1 at the clubhouse and 1 at the Rec. center. If any homeowner sees someone with glass on the deck and I'm not there, go to the lifeguard.

**Open Discussion: Donna King Lot#268** said that the pool management took 2 lifeguards into the pool room and was yelling very loud at them, and we heard it on the other side of the pool deck. They treat them like dirt. Barry said that they had to fire one lifeguard because he was sitting inside the building. Barry also said he would take her information under advisement. Joe said that there is a language barrier and the pool companies can't get American kids to work so they have to have the foreign kids. **David Hawk-Lot#156** the students are on a visa and they work in Ocean City and they are treated like shit. They are put in danger as far as transportation. Their housing is overcrowded, they have 8 to 10 people in 2 rooms. It is quite obvious they are being taken advantage of. If the pool company is saying they are giving these people a raise, how do we know

that they are actually doing that? Joe replied and said that he had talked to Barry about that. He said we hire a pool company and they hire the lifeguards, if we could hire them we would. The only thing as a board that we can do is get a different pool company. We can't go from contractor to contractor and expect to get that. There is no guarantee. **Millie Roman-Lot#187** does the pool company hire the lifeguards and do the maintenance on the pool. Can we separate the two and get life guards elsewhere? Maybe from the (YMCA-could they provide life guards?) The YMCA is their employee and they pay them. Life guards are to be rotated every 30 minutes. Joe said that will open a whole new can of worms, because if one doesn't show up or they leave before the season is over, we would be in bad shape. The pool company has 3 life guards for each day here. Joe said there are hundreds of lifeguards in the Ocean City area, right here on this side of the bridge you have at least 8 community pools. It is a hard issue to get enough people to work. It would be a hard for us to fulfill. Joe said that we do our part. Keith said that when we have an event here the lifeguards are always asked to get something to eat, if the guard from the Rec. Center can't leave, we will make a plate for them and take it down. We do our part to make them feel a part of this community. **Chris Toro-Lot#258**-commented about this is the 3<sup>rd</sup> year with the language barrier, and their English gets better toward the end of the summer. He said 3 years ago we had a problem with a man masturbating at the clubhouse pool and I wanted to know what ever happened. What kind of closure was there? Joe said if it is the one I'm thinking about, he went to court, he wasn't an owner he was a family member and his sister sold her place. Chris said that he was here last summer and what could be done about that? Barry said that when the state troopers went to the house, the wife had to interpret. Joe said he was arrested and part of the agreement was that he is no longer allowed in the community and cannot visit either. Joe said you can go to Valerie or Troy if the man is seen again. Troy suggested that if Chris sees him again, he would call the police. **Mike Whaley-Lot#90** wanted to thank the board and Barry King again for getting the P.A. system working and we had someone donate 4 speakers and we now have music by the pool, because of Barry. There hasn't been any complaints about the music. **Donna King-Lot#268**- said the people at the other pool have to bring their own music. This pool has music why don't we? Joe said it probably can be done, there isn't a problem doing that, but just so you know, this system has been here over 20 years, and they just tweaked it. Barry said that this system also serves another purpose, when we have events. Mike Whaley said that anyone from that pool is invited up to this pool. Everyone laughed. Barry wanted to thank Valerie for getting the Pepsi machine in the Clubhouse. He said at no cost to the association, Pepsi will maintain the machine. They had told us last year we could not have one, but there was a new representative, so we got the machine for here. There were complaints about not having a soda machine down here. There is no noise from this machine. We chose not to make a profit so we could keep the cost of the soda low for the homeowners. **Lisa Ward-Lot#162** spent a lot of time on the finances and when was the last time we had an increase in our dues, and do we need to do that again. Troy said we are looking good this year, and the budget looks pretty good for next year. We put a lot of stuff in there like maintenance, but we're looking good for next year. Joe said the last increase was 3 years ago. Joe said he is going to have Troy do a report for the last 5 years on usage of community electricity, and especially last year and see how we did with all the new LED lights, and what the savings were. **Donna King-Lot#268**-You should look at usage not cost. The new LED light by my driveway is very bright, I cannot get my house dark, I have black out curtains and blinds. Joe said I have one by my bedroom window also. Joe said that we do not have meters on community property, and we had to raise the cost of electricity because Choptank raised our rates, so all homeowners pay for the electricity that the community property uses. That includes the street lights, the fountains, and the clubhouse and rec center. **Mike Coster-Lot#35** said the sign at the front entrance is dilapidated and coming apart. Troy said he noticed it this morning and he will remove it. **Chris Toro-Lot#258**-asked if they were going to run the natural gas lines down here. Joe said they have been here for years and this community decided years ago not to answer post cards that were mailed to them and asking if they wanted natural gas, and they were sent out numerous times. The gas company was going to put the lines in our development for free at that time. Homeowners did not respond and so because we did not respond in a timely manner we do not have that option now. **Mike Whaley-Lot#90**-asked if Valerie could look into the propane prices again this year and get us a set price like she did last year. I was hoping she could get us a lower rate on the propane. Valerie will check again. Sharp gas is charging \$1.89 and Peninsula \$1.89.

Next meeting is March 4, 2017 at 9:00 AM and it is the planning and Entertainment events  
Fred made a motion to adjourn the meeting Troy 2<sup>nd</sup> and all were in favor.

