

Board Meeting December 1, 2012 Minutes

1. Meeting called to order by President Joe McGee, The pledge of Allegiance and Code of conduct. Joe asked for a moment of silence in remembrance of Andy Lapinski, who passed away on Friday. Joe said that Andy was a big asset to the community. He volunteered at several events. Joe asked Valerie to send flowers when we find out the arrangements. Troy said that Andy always did it with a smile on his face and he will be greatly missed.
2. **Treasurer's Report**-Troy Purnell said as of October 31, 2012 the financials are as follows. Utilities are under budget by \$1,677.93, Amenities are over by \$14.80, The Operating income is over bt\$7550.97, Expenses were under budget by \$12,189.87, Maintenance was over by \$21,037.72, Excessive Revenue was under by \$366.25. Receivables we have 6 problems and their electricity has been turned off as of Friday.
3. **Property Managers Report**-Troy said that when the hurricane came thru, we were very lucky again, we had minimal damage. There were a few trees down, skirting was out, which was taken care of by the grounds crew. We can count our blessings. Joe said that no one was billed in the community for fixing all the skirting that was out.
4. **Old Business-**
 - a. WIFI-The monitoring system is up and in service as of November 30, 2012. When the company was here, they found that 1 of the antennae had to be replaced and 2 others had to be reset.
 - b. Electric in Storage yard-has been upgraded and there was another power source was added. We will upgrade the camera in the yard.
 - c. Rip-Rap- We talked about this at the last meeting. It will be installed on the west end of the North Longboat pond. In order to fund this project, all 5 board members have to sign a resolution document. **Vince Castelli made a motion to accept the resolution for the loan. Troy Purnell 2nd, and all were in favor.**
 - d. **Marquis signs-** Joe said the Stewart Sign Company gave us the lowest bid for replacing both marquis signs. The marquis sign that is on Assategue Way as you enter the community would be \$13,492.44 and the one at the Clubhouse would be \$8,038.22. Joe said he believes he can talk to these people and see if he could get a lower price for having them both done at the same time. **Vince Castelli made a motion to accept the bid for the main marquis sign for \$13,492.44, plus the installation cost and not to exceed the special assessment. If it does exceed the special assessment, we can take it out of Special Projects.**
 - e. Phragmites- have been completed on the bayside
 - f. Bathroom wall tiling- has been put on the wish list
 - g. Seal Coating-has also been put on the wish list
5. **New Business-**
 - a. Resolution Line of Credit has been approved
 - b. Pool Contracts- We have received 3 bids. Premier Pools bid was \$42,350.00, American Pools bid was for \$44,210.00, and Best Aquatic was \$44,300.00. **Troy made a motion to accept the bid from Best Aquatic after he ask's for their bid to come down. Vince Castelli 2nd and all were in favor.**

6. Committee Reports;

- a. Financial- Pat Griffith said they did not have any questions and it looked fine
- b. Boat Storage-Dale Verga reported that Neil's crew removed the tree limbs and it looks so much better. We are working on temporary tags. Let the office know if you will be needing to park something in your storage area ahead of time. All paper work must be filled out completely and copies turned when you pay and take your application to the office. If you don't have all the necessary paper work, you will not be processed.
- c. Entertainment-Mike and Kay Whaley were not at the meeting, so Joe announced the next 2 events going on in the community. There will be a children's Christmas Party on December 8th at 2 PM and Jim and Judy Coyle will be the chairperson's, and on December 31st, we will have the New Year's Eve party at 9 PM hosted by Joe and sandy McGee. There will not be any tickets sold at the door for the New's Eve Party. This is a catered event, and you have to reserve your tickets by December 24, 2012.
- d. ECC- Cathy Ortel said that there is a scheduled hearing at noon, but she did not think the person would show up. Cathy said that Lot#222 has a fine of \$1,050.00, and Lot#431 will also have a fine if he does not show for the appeal hearing. Joe will have Valerie forward this information to Kelly to post on their accounts. Troy said the ECC committee has done an excellent job and he wanted to say Thank you for all their hard work. The homeowners at the meeting all applauded.

7. Next Board Meeting will be March 2, 2013

8. Budget- No increase in dues, **but there will be an assessment of \$50.00 every quarter for one year for all homeowners.**

9. Special Projects:

- a. Marquis signs
- b. Pier Maintenance-Melanie Dixon said she would bring in a piece of stainless steel for the fishing station, that went missing after the hurricane. Joe said on clean up day that can be one of the jobs for that day.
- c. Pier Camera-Bob Molle will get a bid from Dave Ferry.
- d. Marquis sign camera- Bob will get this bid also
- e. 3 new light poles to be erected in the community
- f. Surge Protector on the guard shack electrical box
- g. New ceiling in the guard shack as well as sprucing up the inside.
- h. Order 10 tables with center holes for the pool area.

Troy Purnell made a motion to accept the 2013 budget. Vice Castelli 2nd and all were in favor. Troy made a motion to a meeting adjournment, Joe 2nd and all were in favor.