

September 11, 2010 Meeting Minutes

1. **Called to Order, Pledge of Allegiance and Code of Conduct** read by President Joe McGee. Present at the meeting were Vice President-Vince Castelli, Treasurer-Troy Purnell, Secretary-Bob Molle, Member at Large-Vince Miller, recording secretary-Valerie Sharp, and 25 homeowners.
2. **Treasurer's Report**-Troy said we may need to borrow some of the \$50,000.00 from the line of credit. **A motion was made by Joe McGee to borrow from the \$50,000.00 line of credit as needed, for the purpose of paying the electric bill, (cash flow reason), it was 2<sup>nd</sup> by Vince Miller and All were in favor.**
3. **Property Manager's Report**-Troy gave an update on Neil's cancer treatments, he has 6 left. Neil has maintained the grounds like usual thru out his treatments. The drainage problems that were reported have been taken care of. If anyone has drainage problems, they can contact the front office and tell Valerie. The center area in the storage yard will need stone distributed around. Troy will take care of.
4. **Old Business:**
  - a. WIFI-There was a bid for more coverage in the community, that includes more towers, and stronger reception boxes. This has been tabled until the Budget Meeting on November 20, 2010. **Joe asked Valerie to talk to this company and see if we can get a rebate on the 2 boxes we have currently or if those boxes could be used to accommodate the new towers thru out the community.**
  - b. Parking lot drain at the Clubhouse has been completed. **We still need to have it sealed.**
  - c. Drainage pipes have been replaced on Lot#361, Lot#453 and in the storage yard.
  - d. Paddle boat inserts have been delivered , Mike Whaley, Andy Lapinski and other volunteers will put the new inserts in. Mike will give Valerie a list of parts needed to fix the paddle boats and the manager of the company has promised to send us all parts with no shipping because of the long delay in getting the inserts here.
  - e. Procedures for power outages in the community were discussed with gate attendant.
  - f. Poison Ivy on the water pump house will be taken care of by the county.
  - g. Playground across from clubhouse had graffiti painted on the slide. Valerie painted over. **Vince Castelli asked if we could have lights installed by this playground. Valerie will contact Curtis Electric. DONE**
  - h. The ware house camera keeps getting turned off because there isn't a designated plug for it. **Valerie to call Curtis Electric for a separate plug just for the camera.**
5. **New Business:**
  - a. **Bike Week Trailers**- after discussion the trailers are allowed to park in the clubhouse and rec. center parking lots. It is after the season and has never caused any problems so far.
  - b. **Intercom system** from the gate house and office to the Rec. Center and Clubhouse will be installed this week. completed
  - c. **Dogs in the community must be on a leash at all times.** Cathy Ortel brought a suggestion to the board about fencing off part of the dog walk area into an off leash area, so dogs could run and play. You can only go in this area if you have

complete control of the actions of your dog. Melanie Dixon brought up the fence could interfere with the view and that when dogs that are off leashes see a new dog on a leash they tend to run towards them. **Troy is going to get a price on a fence for that area.**

- d. **Letter to be sent to every homeowner about the many violations not being adhered to. The board is considering the hiring of a Code Enforcement Officer to enforce the rules of the Association. There was a lot of discussion from the board about violations that are being abused in the community and people not adhering to the blue deed book. There would have to be a fee charged to each homeowner to pay for this service. Joe McGee and Bob Molle are working on the details and it will be discussed at the November 20, 2010 meeting.**
- e. **Generator** for the front gate for electric outages. At the present time the gates have to be removed completely. Joe asked Valerie to get a cost for a generator and to be discussed at the budget meeting.
- f. **Rip Rap**-bid from Roadrunners to do Rip Rap to prevent the caving in of the pond edges around the phase 4 pond. Neil will get 100ft. for his guys to do.
- g. **Additional street lights**-Joe is mapping out the community's street lights and reviewing where additional lights need to be added.
- h. **Newsletter**-wasn't delivered when it was supposed to be and the events were over by the time it arrived and Joe was questioning if we should pay for it. Troy said he would further investigate and find out what happened.
- i. **Maintenance person**- for odd jobs around the community. The Association has used Tony Jones in the past, for the fences at the front gate. We need painting done on the post at the front entrance sign, playground equipment, basketball board, etc.
- j. **Reserve fund**- At the next budget meeting **we need to re-allocate the reserve fund.**
- k. **Pier in the North Longboat Pond**-To be removed by Neil's crew ASAP.
- l. **ECC Letter**-to be sent to homeowner with the amount of the fine, she will be given a date for the appeal process. Cathy is to inform her that the Board will speak first without interruption!

### **Committee Reports**

**ECC**-Cathy Ortel reported 4 homeowners have not responded and haven't completed the work. She has 1 repeat offender that we brought in 2 years ago and the \$600.00 fine was waived because they cleaned up the house. This year it is a mess again so I believe the fine will be more. This year what we are being told about are the behavior issues, and thefts in the community. Cathy asked that because there are so many of these issues that the ECC would like to have a few volunteers in a separate ECC arm committee to look into these issues. They would have to abide by the ECC rules and report their findings to Cathy. She suggested that the gate attendants that have a problem with someone and write up an incident report could give their reports to the ECC to follow up on. Cathy would like an announcement in the next newsletter. Joe said the board would have to have the final say on any new volunteer. Joe also added that the courtesy personnel write up the incident reports and they are given to every board member and Valerie is documenting all incidents on a spread sheet and puts in what was done and the date it was completed. Cathy mentioned that there was talk at the last meeting about a neighborhood watch,

and she suggested that maybe 1 family per street could be the eyes and ears of that particular street. Joe replied that it was a good idea but it might be hard to get volunteers, because most of the homeowners that are here are coming to their vacation home and not really eager to sign up for something. **Melanie Dixon said that Joe and Bob could put these suggestions in their letter to go out to the homeowners.** Cathy also reminded everyone that she would like to have an announcement in the next newsletter about maintaining your homes year round. We have homes that have weeds growing again.

**Boat Storage Committee-**Fred & Dale Verga thanked the Board, Valerie and Cathy for all the cooperation in helping us with this job. Fred said they had 19 violations and to date 14 have been corrected, and 5 are outstanding. They have been sent letters. They found about 30 slips that were not occupied this summer and feel that those slips should be going to people who are on the list that actually have something to put in the spot. They asked that the trees and brush be cut back; there is excessive vegetation in the yard. Troy said that Neil's crew will be doing that job. Fred & Dale have come up with a few suggestions for the storage yard. Joe read all of them the board will discuss, correct and give their findings. When it has been revised it will go into the newsletter and the website. Fred said that violations need to be taken care of with in a certain time frame. Cathy Ortel said if the violation is not taken care of with in the given time frame, the slip will be taken away from them. **Vince Castelli asked if you have an existing spot and give it up because of the fee increase, can they park in their driveway? Joe said that if you are an existing slip owner and you agree to give up your spot because of the fee increase, will have to be addressed by Ray Coates under the current the blue deed book regulations. Joe suggested that after Ray Coates looks at these rules, Fred can add this to the new rules if approved by Ray.** Fred asked for more lights in the boat storage area.

**Next Meeting- November 20, 2010 it will be the Budget and Code Enforcement Meeting.**

**Entertainment Committee-**Joe talked about all the new events we had this year. We had a swing dance which Joe thought was very well attended by Jim & Judy Coyle, a pool party by Mike and Kay Whaley. They had games for the kids and adults, and everyone was in and out of the pool. These both were free events and a very big success. We had a crab feast that was sold out and there wasn't any advertisement. The Murder Mystery was also sold out again this year. The July 4<sup>th</sup> picnic had a record number of 160 people attending. The Shrimp feast was done by new people, the Ernst family. Movie nights were a big success thanks to Andy Lapinski organizing them. Andy said the last one had a great turn out due to the power going off in part of the community, everyone laughed and Joe joking around asked him if he would like that done each time. The New Years Eve party will be hosted by Joe & Sandy McGee. Joe said there are opportunities for anyone to chair an event, we welcome any new ventures. There was a suggestion that have a cook out for all original homeowners that are here. We have a volunteers party called the Workers party for everyone that has chaired or helped out on a committee. These people will receive a postcard in the mail.

**Budget Committee-**Elaine Galeone said she just received the financial and haven't got a chance to go over them.

**Open Discussion:** Paul Coleianne-Lot#465 -asked the board to look into the **Delmarva Reward Program that offers a rebate for purchasing digital thermostats.** He was told that he as a individual homeowner isn't on the account, the account is the Association and that they would have to request to participate. 1. Paul said that the association could receive the rebates as

additional income or give back to the individual homeowner. Joe said that would be something we could do and the rebate would be reflected in the lower rates. **We will turn this over to Valerie to check out and see if we are eligible.** Vince Castelli said that he got one and when it was installed it would not work because of the age of the unit and because it is air and heat system. **2.** Paul also stated that at the front entrance the metal side guard rails are yellow and he has a volunteer who will paint them white. The Bastress's of Lot# 121 have volunteered. Joe said he will look into a paint color for side. **3.** Paul also brought up the **vegetation growing from the warehouse gutters.** **4.** Street lights on the **pier have pointed cones** to deter birds from landing and he would like them to be on the light by his drive way, because of the bird droppings. He explained that when **the lights have to be replaced, have the cones installed.** Joe responded by saying it could be looked into. **5.** Paul asked about the **dog confrontation** being discussed at the Annual Meeting and what were the results. Joe responded by saying it was turned over to the ECC and Cathy talked to the homeowner. **6.** Paul asked about the moving of the **dumpster**, as discussed at the annual meeting. Joe's response was that the homeowners have to have some responsibility for their community and moving the dumpsters probably won't deter the situation. **7.** Paul wanted to know about the **monthly financials.** Joe said that the financials can be picked up at the office; they will not be mailed out, due to costs. **8.** Paul asked about the **Code Enforcement Officer** and the costs involved. Joe said that costs would have to come from the homeowners thru their dues and/or assessment. The code enforcement officer's fines could also supplement the cost of having the officer. **9.** Paul addressed the **dumping of grass into the pond** when you get thru mowing and Joe told him absolutely not. **10.** Paul also **suggested to only assess people who own dogs** to pay for the fence in the dog walk area. Joe said that the way I've explained this situation before is that not everyone will utilize every amenity. Weather you use or do not use the pools, storage area, paddle boats, pier, play grounds or dog walk area everyone gets billed the same amount. It's for the better of the community as a whole. **Adam Stadler-Lot#112** would like to commend the board for everything they have accomplished for the community. **1.** I went to the **men's room in the Rec. Center and got stuck in the stall**, there isn't a door handle on it. **FIXED 2.** Deterioration of the walls and shower areas in both buildings. **3.** Air conditioning in the restrooms in the Clubhouse is extremely cold. **4.** Trees out of control that need to be trimmed and pruned because they are causing property damage to homes. The left side of our property has a tree about 30 feet is on the property of the neighbor. Joe said it was not the association's problem it is the neighbors. The Stadler's said that the ECC said it wasn't theirs. Joe said that when the development was first developed you could buy a tree for \$100.00. Cathy Ortel from the **ECC said if the tree is encroaching on your property, you are responsible for the cutting and/or trimming.** **Maureen Blakley of Lot#206** asked that the **stumps** that were left after the trees were cut down 2 years ago, be removed? Joe said he would get someone to take care of them. Andy Lapinski of Lot#408 asked if the board is going to have the **Rec. Center pool bottom** done like the Clubhouse pool. Joe said that the condition of that pool would determine if we could do it, but it was \$75,000.00 for the other pool and I don't know if we have enough in the budget. **2.** Andy also asked about having a mist spray at the Rec. Center pool. **3.** There are 3 tables at the Rec. Center pool that need umbrellas next year. **4.** Speed bumps in front of the Rec. Center. Joe said that can be brought up at the next budget meeting in November. **5.** Bingo- Joe said come to the entertainment meeting in March and it can be addressed then. **Mike Whaley of Lot# 90** stated that since we have the WIFI now in the community, why not have the newsletter e-mailed to people who want it that way and save on postage, paper, etc. , most people have the internet. Keith Shoff-Lot# said he belongs to a club

that started sending their newsletter via e-mail. **Joe said that he would talk to Troy and ask him to put a note in with everyone's dues to get a response and get their e-mail addresses to send anyone who wants their newsletter e-mailed.**  
**Joe thanked Mike and everyone for dedication of the front park to him and his family.**

**Meeting adjourned 12:30 PM**