

Minutes for March 4, 2017 Board Meeting

1. Welcome and Call to order, pledge of allegiance from President Joe McGee. Present at the meeting were, President-Joe McGee, Vice president-Keith Shoff, Treasurer & Property manager-Troy Purnell, Secretary-Fred Verga, Member at Large-Barry King and 14 homeowners and recording secretary-Valerie Sharp.
2. **Property managers Report**-Troy said that under a limited grounds crew staff they have re-installed the damaged skirting in the community due to storm damage and have cleaned and maintained the bathrooms during the winter months. The mowers are up and ready to go. The grounds crew will start on March 13, 2017. We have a total of 4 guys hired for the summer grounds crew
3. **Treasurer Report**-Troy said we have \$184,000.00 in the bank, Reserve funds-\$70,093.00, Income-under budget \$712.00, Amenities-Under \$998.00 Expenses-under \$1,869.00, Maintainance-over\$1,648.00.
Joe asked for comparative balance sheets for 2016 and 2017.
4. **A. work orders**-Joe said to get completed bids for the catch basins. Troy said the cost is \$75.00 per from Excel Masonry and there are 25 that need to be done.
D. New Truck-there was discussion on whether the gate truck should be traded in or save for the grounds crew. This is on hold.
B. HVAC at the Rec center has been installed.
E. Pool furniture is to be delivered on Monday and is to be unloaded at the Rec. Center
F. WIFI- is up and running, we have 3 more antennae and we have to replace the 2-1, upper and lower.
5. **New Business: Cameras**-have been tabled until next meeting. Joe wants Volkan, from Business Technology Solutions, to come to the next meeting on May 20 at 9:15AM.
Joe asked the board if they had anything for the wish list. He asked Barry if he got the microphone for the Clubhouse. Barry said not yet. Barry commented on the replacing the toilets in the Rec. center before we do the whole bathroom. **Troy made a motion to replace the toilets in the Rec. Center now and it was seconded by Barry King and All were in favor.**
Front gate illumination-Barry suggested adding a spotlight to the back of the gate house towards the entrance gate. Troy said it should be a narrow beam and would cost around \$200.00
Washer/Dryer-annual maintenance agreement for \$775.00 for all 10 units once per season. **Keith made a motion to have PAC industries do a pre-season maintenance on all 10 units for \$775.00. Fred 2nd and all were in favor.**
Audit- Joe asked the question about having an audit done each year, because the cost keeps going up. He said we have never questioned the cost before and since the cost went up, maybe we should. Troy also suggested that maybe have the audit bid out to different accountants.
Electric Issues-Lot 138-141 & 120-123-Tabled for now. Troy said when the meters are read, the crew can write down the lots that have modified meter boxes. **A reading should be done on Memorial Day and July 4th to find out the amperage going into these units.**
Boat wash area-a concrete pad 10 X 80 with a French drain on the side for drainage. Keith said it would be nice to have but we should invest money into the camera system. Mike Whaley asked if we could use gravel instead of concrete to save money. He also asked how much it would be utilized. He stated the he has everything at his house and everyone that has a boat is used to cleaning their boat in their own driveways. Keith also had an environmental concern, he was asking about gas and oil. Joe said we basically have the same concern when they wash their boats in their own driveways. Another idea was to use millings. Joe said it would be Fred's responsibility. Joe said they would be doing the Route 90 road and we could possibly get the millings, like we did last year.
Road Shoulders-Keith brought up the road shoulders and asked if we could use millings for that?
Keith made a motion to accept the bid from Excel Masonry to repair 25 basins in the community for the cost of \$1,750.00. Fred 2nd the motion and all were in favor.
6. **Committees-Beautification**-Mike Whaley said the butterfly garden will be built between the model home and McGee Park. There is a family that has a place here and they will attend a seminar in Westminster about doing a butterfly garden and they are willing to do the work. They will need a 10

X 10 area to comply with the National butterfly registration. Mike said they have expressed they would do it themselves. They have some free plants already. Joe said that the money for this was allocated 3 years ago. The board agreed to pay for the plants needed.

7. **Boat Storage**-Dale Verga-asked if Val could send out an e-mail blast reminding everyone to get their boat storage information into the office.

ECC-Keith read Cathy Ortel's report-she stated that 64 homeowners did not complete the required work for 2016. Within the next 2 weeks they will receive a letter with a copy of their inspections. They will be given until the first inspection of 2017 that starts the beginning of May. If the items from 2016 are not completed by that time, they will receive their notice for an ECC hearing, with possible fines of \$100.00 per item and a \$75.00 administration fee. They would have the option of an appeal to the board of Directors. She said many of her inspectors signed up again this year but she said she can always use more bodies who can copy work and do mailings. Joe said that he talked to Cathy the other day and we went over all of this. She spends too much time on these inspections and follow ups and it takes up her and her committee's summer. She is upset that people are not adhering to the rules and taking care of their violations. She asked me about the game plan she has set up for this year and I agreed with her. Joe said a couple years ago we were around 300 people and now we have 64 people. And some of these people had the nerve to go into the office and tell Valerie they are not going to do what the ECC wanted them to do. You don't tell Valerie, and you don't tell Tony, he has nothing to do with the homeowners association. You respond to Cathy and the ECC committee. Joe said you have to abide to what the ECC is asking and if you don't agree, you can appeal to the board. Joe said that he had to agree with her that after 25 years the babysitting has to stop. She has said for the last few years that she has to give this job up and I think this is her last year. I do understand it takes a lot of time to be in charge of these committees and do the jobs they do as well as they do them. I don't know if she appreciated, but I can say that I very much appreciate what she does. All board members agreed with the statement.

Entertainment-Vince and Lynn Luca said they have the events sheet completed. They only have one that needs to be taken off and that is the HOA meeting in April. We still need someone for the children's Christmas Party. Mike and Kay will be doing all the Bingo nights. Lucille smith will be doing the Movie nights because Frank and Karen Vito might be moving out of the area. They have already ordered the shrimp and crab for the 2 events ahead of time. Vince and Lynn looked over the flyers that Val made up and there are a couple that will need to be redone. Chris Toro had surgery on his shoulder so he cannot do the July 4th picnic. Mike and Tracy Trott have said they would do it this year.

Pool Bids-Dave Turfel from continental pools came and addressed the homeowners and board. There was a lot of discussion about having to close the pools every hour for 15 minutes during the season. The board asked about the lifeguards, maintaining excellence of the pools, life guards falling asleep, the use of cell phones. The board asked for a updated bid from Continental Pools for the concerns the board had. This has been tabled until revised.

Hardtop Gazebos and Joe said any structure has to be taken down every time you leave.

Storms come up quick, so you have to take them down. Troy said the county said the hardtop are not legal in here.

Fred made a motion to adjourn the meeting at 12:30PM and Keith 2nd it and all were in favor. Next Meeting will be on May20, 2017