

Minutes for November 20, 2010 Meeting

1. Joe McGee went over the ECC rules for the appeal process.
2. Pledge of Allegiance-Joe McGee
3. **ECC appeal by Marc Estrada to the Board of directors.** Cathy Ortel, chairperson for the ECC, went over the violations and the fines for each offence. Marc stated his reasons for not compiling, family illnesses, etc. The Board replied that after hearing both sides that their decision will be fair, it might not be what the ECC or the homeowner want to hear, but they have the final decision. **The board's decision was a fine for \$100.00 for the weeds, \$100.00 for the skirting and the administration fee of \$50.00, which is a total of \$250.00.** \$200.00 was taken off the original fine because the steps were painted and the lattice was replaced. Joe reminded everyone that we all have to maintain our properties in this community. **If you receive a registered letter you have to respond if you don't want to go thru the entire ECC fine process. Joe stated that the Estrada's have until January 31, 2011 to complete all unfinished violations, If it is not completed at that time –ALL FINES will be enforced and the work will be completed by a contractor and the homeowner will have to pay for the contractor also.**
4. Treasurer's Report-Troy Purnell reported that the \$100,000.00 will be put back into the money market after dues are collected. Troy went thru the operating expenses, maintenance, administration costs, electrical expenses, pools, liens on properties.
5. Property Manager's Report- The erosion control in the community has been taken care of by Neil and the grounds crew and the major issues have been taken care of by Road runners Company. The biggest problem we have run into is that where the pipes were banded have after many years have rusted thru and collapsed, they have been replaced with PVC pipe, where possible. Some areas because of the water table can not be replaced because they can't dig deep enough to hold the pipe in place. If you have any erosion problems please let the front office know in writing. **Joe said there should be a line item in the budget for these drainage issues.**
6. **Old Business:**
 - a. **Bathroom light sensors** have been installed in all the bathrooms. We had 2 defective and as soon as my son can replace them, the job will be complete. These new lights should save us money, because they automatically turn off when not in use.
 - b. **Front entrance curbs**-have been painted yellow, all have 1 coat, but will be getting a second coat. **Joe would like the white poles by the gate to have a second coat of white and a reflective tape around them.**
 - c. **Painting** completed in the Clubhouse, Rec. Center
 - d. **Ponds trimmed**-phase 1 and 2 have been completed
 - e. **Pond in Phase 3-(South Longboat) we have a bid for \$35.00 a foot to remove the trees, re-grade the slope and install rip-rap to stop the erosion problem.** We also have a problem in phase 5, (Bayside) with erosion that we are looking to take care of also.
 - f. **Swale areas**- dirt and debris over the years has clogged the catch basins and Neil and the grounds crew have unclogged the ones they were able to do.
 - g. **Paddle boats**-Thanks to Mike Whaley and everyone that is helping him to repair the paddleboats. 3 have been completed and the rest will be repaired in the spring. Mike Whaley wanted to thank Vince Miller and his neighbor, George Benyak, who will be welding the paddles for us.

h. Letter about hiring a code enforcement officer to monitor the ECC violations in the community. This will be discussed in the budget if it is necessary to have everyone comply with the ECC rules of the development. Joe said that we would probably need an officer for about 6 months out of a year and the cost would probably be around \$30,000.00. The letter going out would explain the details of a code enforcement officer and their duties and if it is necessary to have one to enforce the guidelines of our community.

i. Generator at the guard shack-for when storms knock out the electric, this could still operate the gate. The electrician recommended not less than 10 kilowatts and the cost would be around \$4,000.00. This is only a suggestion; we got a bid for it because of the storms knocking out the electric over the years. Put on Hold

j. Additional street lights- there are 4 locations that are in need of lights at a cost of around \$1,000.00 a pole street light. Joe said we are in need of these in certain areas because of the thefts that occurred this year in this area.

h. Cones on top of the light poles- in the community to deter the birds from landing and leaving their droppings. **Budget Item**

i. Joe thanked Keith for removing the stump behind Lot#208.

j. Andy Lapinski repaired the door knob in the Rec. Center

k. Signs were straightened

l. Basketball back board has been painted

m. Lights for the entrance sign have been elevated to show sign.

n. Boat storage yard has had the vegetation trimmed way back, weed whacked and sprayed with chemicals

o. Grills-re painted, picnic tables repaired

p. Painted the 6 X 6 post at the entrance sign

q. Fixed the ties at the playground

r. boat storage area will have the trees trimmed back and new lines painted

s. Laundry room door-to open into the room instead of out, because of the wind damage

New Business:

- a. **Pool Contract -2011-Troy** will talk to the pool company about lowering the price if they can. **Vince Castelli made a motion to accept the bid from Best Aquatic for pool staffing, etc. Bob Molle 2nd the motion and all were in favor.** Joe wants Troy to have the other pool company come out and take a look at small cracks around the edge, coping, of the Clubhouse pool.
- b. **Rec. Center Floor- Troy made a motion to accept the bid for carpet in the Rec. Center from Peter's Flooring for \$7,000.00, with a warranty on workmanship.** It was 2nd by Vince Castelli and all were in favor. **Bob Molle made a motion to accept the bid from Peter's Flooring for \$700.00 for epoxy on the laundry room floor, Vince Miller 2nd and all were in favor. Troy Purnell made a motion to accept the bid from Peter's flooring for \$1,700.00 for the dance floor** and to have it completed by Christmas and bill after New Years, Vince Castelli 2nd and all were in favor. That will be a total of \$9,400.00 for all the flooring to be put into the budget. Closed signs will have to be posted when the work is being done.
- c. **Bid from Road Runners for re sealing the Clubhouse parking lot-\$4,036.00.** Troy talked to Road Runners and they told him we could wait a couple years. **Put On Hold**
- d. **Wifi-** Bids to increase the coverage areas in the development. **Budget item.**
- e. **Dog Walk area- Troy Purnell made a motion to provide material for a split rail fence with wire on the back side and homeowners labor will be used and cost is not to exceed \$1,500.00. Joe McGee 2nd the motion and 4 were in favor and 1 was not.** A sign will have to be put up that says the dog owners are liable for damage and for clean-up after their dogs. Joe asked Cathy and Lisa to get volunteers to erect the fence.

Committee Reports:

- a. **Boat storage**-Fred & Dale Verga asked about having more lights in the storage area and replacing the current lights with wider range brighter lights. One area to add another light is over by Mike Whaley's slip #156, and it would be able to light up the horseshoe area also. **Joe wants a price for a new pole light on the right side of the entrance to the storage area and change out the lights that are there with more fixtures and more radiant light, from Curtis Electric.**
- b. **Entertainment**-The New Years Eve flyer will be in the next newsletter. We need a chairperson for the children's Christmas party on December 4 at 2:00 pm. We have had a fantastic year as far as the different activities; we had more participation than we have seen in a while. The entertainment schedule will be discussed at the March meeting. If you would like to chair an activity or if you have a new idea you would like to do, please contact Elaine Davidson.
- c. **Budget**- Elaine Galeone asked about the business card, charges, and who are the vendors. She asked that all vendors should be stated as a line item on the statement. Elaine also asked if Joe had received any e-mail from Mike Tebin, chairperson for the committee, because she hasn't had any contact with him. Joe said he would e-mail him and get a heads up about the committee. **Troy said that Kelly is to put the vendors name for the business card.**
- d. **ECC**- Cathy Ortel said that one of the homeowners that were fined \$2,000.00 never responded to the correspondence and did not take care of the violations. They were sent a hearing date and they never showed up and 2 days after the hearing sent a note saying that the violations were completed. **Cathy said the fine is \$2,000.00 plus the \$50.00 administrative fee.** Joe said that after the meeting the board and Cathy are to discuss the 4 violations and come up with a solution. Cathy had one other homeowner that did not respond to any of the letters until after the hearing and he sent a letter 2 days ago stating that he wants his fine waived and he can't get down here to pull weeds all the time, and didn't see any issues about the rusty roof vents, and most of the bordering is done. He also stated that he thought that the ECC wanted him to sell his house because he doesn't have time to weed all the time. Joe said to write another letter like you normally would address the issues to the homeowner and paraphrase his comment about selling his home and tell him that he can sell his home or maintain his property like everyone else in the community.
- e. **Carl's List:**
 - a. purchase a storage shed for behind Rec. Center
 - b. place rocks behind Carl's house- Troy said it was leveled off and graded
 - c. Trees for Assateague Way-\$3,000.00
 - d. Drainage problem behind-Lot#108
 - e. Beer Mister missing-Its in Joes car
 - f. Replace 25 chairs-Joe gave Valerie the item number off the chair.
 - g. Replace 25 lounge chairs
 - h. 10 small tables
 - i. Purchase better grade of furniture, table umbrella & tables-Carl is the one who purchased the last ones.
 - j. No smoking in pool area-board said that if the smokers are putting the cigarettes in the receptacles provided, it should not be an issue, and it is hard to enforce outside smoking and there isn't any smoking inside any of the buildings.
 - k. APHOA-to be put onto every item with the year it was purchased-chairs, umbrellas, lounges, tables, etc.

Open Discussion:

- a. Craig Bell-Lot#513- said that the weed whackers have done a lot of damage this year and they were out of control He had holes above the 3rd layer of his ties. He went and bought a weed whacker and is now doing his own because of the damage he had to his property.

ECC Appeal Hearing for Gary Gusoff-Lot#155- Cathy Ortel said the painting and weeding was done within 10 days her committee feels there should be a fine because he is a repeat offender. There wasn't any correspondence returned after letters were sent. He had the same issues a couple years ago but he had Valerie come and do all the work so the fines were waived. The same violations are again on this property. There is a fine of \$500.00 per violation; there are 2, and a \$50.00 administrative fee, a total of \$1,050.00. Gary told the board that he can't dispute the issues and he did not respond to any of the letters sent. Gary said he had some emergency's with his family come up and just got wrapped up in that and let everything go at that time. The board said that if he had communicated that to the ECC, they would have worked with him. Cathy said there were 3 letters sent to Gary to inform him of the violations, they were sent on May 21, July 16, and Aug. 9 and he was told to correct & repair. Cathy said the repairs were done 10 days after the last letter, and a hearing date was set up and he showed up at the hearing. One of the fines of \$500.00 was waived because **he** got the job done within the last time frame. Gary is here at this hearing to hopefully lower or waive the other \$500.00 fine. Bob Molle said we are all in this community together; this is a vacation community and we all are part of this 525 community. This is our investment. Some people are selling, some are buying and your property was in disrepair for the entire season. The people in this community are always trying to enhance their property. It tells me you don't care, because you never replied to any of the letters sent. **The board met and decided to lower the fine to \$250.00 plus the \$50.00 administrative fees and all work must be done by January 31, 2011.**

Budget: Troy went over all the budget items with the board. The results were not to raise the HOA fees this year. Joe asked that \$5,000.00 be moved from Electric System Maintenance and move to Special Projects. Raise the Entertainment fund to \$5,000.00. Road budget money to be moved to erosion control. Reserve fund monies-Flooring-Rec. Center-laundry room and carpet, Clubhouse-dance floor for \$9,400.00, street lights-\$5,000.00-4 in community and 1 in boat storage, pond erosion (South Longboat), WIFI- \$5,000.00 for 4 more areas and can we use the existing boxes for the new towers being installed. Carl's list-storage shed-not until we know what it's for exactly.

Meeting Adjournment