

## HOMEOWNER'S MEETING JUNE 20, 2009

All Council Members were present.

Meeting convened around 10:10 am and ended around 11:45 am.

1. Introduction of candidates
2. Approval of minutes from last year-June 21, 2008
3. Review of election procedures
4. Secretary's Report
  - a. meetings of past Council Workshops are available upon request
  - b. a homeowner suggested posting the minutes on the web-agreed it is a good idea
  - c. summary of meeting with attorney-reserve study, amendments pending to legislation, committee, and re-doing plats and plans
  - d. amendments are still pending and we won't know for a little while what will be formally adopted, plats and plans is a huge financial undergoing, would be ideal, but not necessary at this point in time, reserve study must be done by a party not in house, having a committee to look at possible changes at this point in time is a good idea
5. Treasurer's Report
  - a. Balance in GPHOA checking-\$2,919.73
  - b. Balance in GPHOA reserve-\$173,730.91
  - c. Balance in Sewer checking-\$12,328.07
  - d. Balance in ING Sewer account-\$88,931.28
6. Report of the Budget and Finance Committee
  - a. At the last meeting, there was a suggestion to look into CDs, the Committee has looked into it with PNC Bank and have some options
  - b. A homeowner suggested that there are banks with comparable interest rates where you don't have to lock your money away for two years
  - c. Capital expenses for 2009-roofing of units 113-116, the pool roof, the siding on the back of unit 119, the siding on the side of unit 165, and the decks and railings on the six units on the water front
  - d. The proposed budget cost of re-roofing the above-cited units was \$14,500 and the actual cost was \$17,200-increase was due to the increase in the price of shingles-outsourced
  - e. The proposed budget cost of replacing the pool roof was \$10,000 and the actual cost was \$9,050.00. This job was outsourced.
  - f. The proposed cost of the residing was \$5,000.00, but \$9,450.00 was the actual cost. The job was outsourced.
  - g. \$18,000 was budgeted for decks and railings. At the end of May, \$4,615.75 had been spent for materials. In 2008, \$6,694.82 was spent for materials. Total cost for materials is \$11,310.57. Performed in-house.
  - h. Other proposed capital expenses for this year are \$5,000.00 for new plantings, \$5,000.00 for marina decking, \$3,000.00 for sidewalks.

- i. Two additional proposed expenses are placing a roof and light over the new mail box area and an irrigation system at the front and back entrance areas-costs have not been obtained for these two projects.
7. Garden Committee update
  - a. due to the weather, the plantings are excelling
  - b. new plantings as the pansies are expiring, will be replaced with non-spring flowers
  - c. welcome new members
  - d. have Council approval for new sign at front gate, will be doing the plantings around the new sign
  - e. Joe fixed the fountain
  - f. Thanks to Dave Eddinger who came up with the design for the sign at the front of the community
  - g. There are plans to work on the back of the community, but it is not in the budget right now
  - h. Homeowner suggestions-can we put a light at the back entrance for the sign? Can someone speak to the neighbors about trimming their shrubbery at the back end of the community so it is easier for homeowners to see oncoming traffic
8. Marina Committee Report-please see attached
9. Homeowners discussed the issue of a drink machine or ice machine at the marina
10. Bob Hudson thanks everyone for their years of support, Council and the community thank him for his years of service
11. Rita Nelson informs the community about the Blessing of the Fleet
  - a. Will be at two p.m. and there will be a boat parade, Jayne will be Grand Marshal
  - b. At six p.m. will be pool party with awards, hot dogs, sodas, and meatballs subs-please bring a side dish to share
12. A homeowner suggested that we spread the word reminding people to check the weight limits for their life jackets so that they do not get fines for small children on their boats
13. Pool Committee Report
  - a. Holly gave a report-she knows about the lifeguards, not sure about the attendants, she was told to do a schedule and then told not to-she saw a sign on the pool last night that said if you wanted to swim, to call one of two numbers to have the pool opened
  - b. Jayne explained why people weren't at the pool this week-because of the weather-Mike had stated that starting Monday there would be a more regular schedule and there are at least four people who have expressed interest
  - c. Mike spoke to the issue-Gwen Marr has volunteered to do all mornings, there are others who are willing to split the afternoons, anyone who is interested can contact Mike to fill in as needed
  - d. Joan Graves is still willing to do water aerobics, she is just waiting for the water temperature at the pool to rise to a reasonable level

- e. A homeowner asked if the attendants were versed in testing chemicals, another homeowner suggested that it could be automated
- 14. Jayne announced the information regarding the reserve study and a homeowner asked whether or not Management should be looking into retaining an outside reserve specialist
- 15. Mike explained the history of reserve studies done at Gull Point that have been done in house-an assessment has not been necessary since 1991
- 16. Rules and Regulations Committee Report
  - a. Completed our draft several months ago, submitted it to Council, they asked for changes, they will be revised and sent back to Council
  - b. Important to keep reviewing these Rules and Regulations every couple of years
- 17. Management Report
  - a. Recycling-not working the way it is now, it is overwhelming
  - b. Has talked to DSWA regarding the problem this week-they don't have a program for communities, most communities have individual cans at their homes
  - c. DSWA won't come once a week, but are looking for a larger holding vessel
  - d. Mike will continue working with DSWA regarding the issue
  - e. Bob Hudson suggested speaking with Waste Management regarding having them do our recycling in exchange for free removal, etc.
  - f. There was a lot of discussion regarding recycling at the community
  - g. Mike has hired someone new to facilitate the website
- 18. Maintenance Report
  - a. completed termite inspections of half the community
  - b. completed new block letters at the entrance
  - c. have done work at the marina, water lines, powerwashing
  - d. took about six cats to the animal rescue
  - e. a couple top rails to finish on the decks on the water front
  - f. units one through six were just painted through an outside company
  - g. pool is ready
  - h. issues with the waste water plant-alarm on Wednesday night-probably need the pumps replaced
  - i. reiterate rules about cats in the community-do not let them run around outside
  - j. A homeowner had a question about not painting railings-Joe said it would up to the community and would suggest that we paint all the railings white to give a little depth or contrast to the community-the homeowner suggested staining the railings the same as the decks to avoid the peeling rails-there was follow up discussion regarding the railings
  - k. A homeowner asked about the schedule for power washing the decks-Joe indicated that the schedule will be published and it will begin this fall
  - l. A homeowner asked what would be done, if anything about the peeling paint on the deck rails-Joe indicated that he believes that the railings

should be on a schedule that is more often than the ten years that the rest of the buildings are on for painting

- m. A homeowner shared that the gazebo at the pond is disgusting and full of bird waste
19. Picnic is still on, despite the weather
  20. Unfinished business-discussion regarding landscaping on two buildings
    - a. questions regarding landscaping done by homeowners
    - b. questions regarding appropriate plantings
    - c. A homeowner asked if the companies that come in to trim and treat trees look to see what is necessary-what about a leaf guard system for the gutters?
  21. New business-none
  22. Election Results-107 ballots
    - Joe Scaturro-74
    - Rita Nelson-24
    - Ron Tingle-26
    - Jerry Davis-23
    - Dale Gravett-27
    - John Misolek-31
    - Bill Harper-1