

Council Workshop Meeting  
July 17, 2009

Present: Jayne Evans, Joe Scaturro, Karen Norwood, and Ashley Oland

1. Confirm and activate recent decisions
  - a. Swing set
    - 1) the problem with the relocation is that they will be over a sewer field
    - 2) suggestion of moving a couple sections of the pool fence in four feet and then there would be enough room for the swing sets and the fall surface-approximately twenty four feet wide of fence
    - 3) money will come from capital expenses and the swing set will be brought up to current safety standards
    - 4) will replace the original swings which were removed
  - b. Pool cleaning robot
    - 1) pool does not necessarily need to be cleaned every day
    - 2) pool navigator is \$675, but not necessary for this year
  - c. Sewer pump replacement bid
    - 1) done, Karen gave Joe the deposit check tonight
    - 2) Joe will call the company and they are made to order, so it may take up to six weeks to get the pumps-they will put a temporary pump in the manhole to enable them to clean out the lift station, install the new equipment and then reconnect the system
  - d. Generator
    - 1) there is over \$1600 in equipment budget remaining for the year, it could come from that section under the maintenance category from the budget
    - 2) Generator would cost about \$1000.00
  - e. Discontinue recycling program-request three month refund
    - 1) they removed the recycling bins yesterday
    - 2) Joe will contact them regarding a possible refund
  - f. Other pool issues
    - 1) \$550.00 for set of pool filter cartridges
    - 2) pool still has the set from ten years ago-there are still \$3k in unspent pool repairs fund-all agreed to spend money on that this year
    - 3) July 14<sup>th</sup> told that a plastic rung broke in the pool, the child that stepped on it was fine, was replaced with stainless steel rungs
    - 4) July 14<sup>th</sup>-children misbehaving at the pool, warned numerous times, parents did not intervene-tenants had asked if we could post a sign with the rules on it and stating that the pool attendant has complete control and authority at the pool
2. New proposals
  - a. Joe received bids for the Marina roof

- b. T.H. White gave a bid-did the pool roof and buildings in the community
  - 1-4,800 cost of asphalt shingles
  - 2-11,000 for cedar shingles
  - 3-Joe is willing to get in the little boat and go under the gazebo and take pictures to see what repair, if any will be needed before we vote on the roof materials
  - 4-Joe will get John and Sussex Marine involved
  - 5-Joe is waiting on bids from two other contractors
- c. Marina Committee Requests
  - 1-trash cans have been replaced
  - 2-some of covers on the fire extinguisher boxes were replaced, not the entire boxes-Council wants to know why the entire boxes should be replaced
  - 3-want a ten bike rack-\$200.00 delivered –Karen will find out if it is galvanized
  - 4-Committee needs a liaison to Council-Karen will do it
  - 5-White strips have been repainted and they look good
  - 6-numbering has been done
  - 7-decking on B-when will the decking occur
  - 8-Joe is working on getting the pricing for the decking
  - 9-a resident fell into the water-Karen says it is allegedly from a loose plank-this was not reported to Maintenance at the time
  - 10-Karen suggests that we ask the Marina committee to make a list of faulty boards
  - 11-the Committee wants the decking from the steps to the gazebo replaced-discussion of whether or not it is just for cosmetics
  - 12-kayak storage-Jayne will look into getting pictures of what other condos do
  - 13-security issue-suggestion of a security gate
    - Kitty has done research on it and there is a website
    - <http://www.tymetal.com/2006pedestrianswing.html>
    - there are others, this is just an example
- 3. Process for Homeowner Communications
  - a. emails without everyone seeing everyone's email address
  - b. bulletin boards
  - c. getting the website to be more helpful
- 4. Current Items for Communications
  - a. recycling has been discontinued
  - b. sewer replacement project
  - c. safety and sanitation concerns
- 5. Management Evaluation Process
  - a. evaluations were passed out to everyone
- 6. Miscellaneous
  - a. Discussion of appropriateness of using Bruce Evans, Howard Evans's son as a consultant for the sewer system and for paying him for his services.

- b. Joe believes it was Mike's discussion to utilize him and found him very helpful during the recent sewer problems.
  - c. Karen and Ashley do not see an issue with it.
  - d. Joe suggested that we get a paper copy of his fees and services for possible future use.
7. Karen had budget concerns and Joe had issues
- a. when will more siding be done? We are already \$5,000 over budget for this year
  - b. \$18,000 budgeted for decks and railings-there is approximately \$13,000.00 left -Joe has a quote for the painting for the six units would be \$3900 +\$1660
  - c. discussion of painting the railings/pickets white-decision made to make it a survey for the community
  - d. \$3000 for sidewalks-where and when will it be spent
  - e. Joe says there is a problem with 26 and 27-they are not up to code
  - f. Karen said the Williams has to be done this year, Joe said they have a crack, but 26 and 27 are not up to code and it is dangerous-Joe has fallen off their porch before
  - g. Joe and John will come up with a sidewalk schedule as well as a siding schedule
  - h. Joe says there are trees that need to be trimmed in here-he has spoken with Sussex Tree, one big willow oak in front of 38 and 39-needs its canopy raised, there is a gum tree as well, removing a black pine with a dead top-quote is about a thousand dollars
  - i. Behind Misolek's house are cherry trees that need to be trimmed
  - j. Karen asked if the limb of the tree near Joanie's house will be trimmed again
  - k. 134 wants to have HVAC system redone and the system put in front of building instead of back where they hang out-is in front of most new buildings-all present voted ok. Work will be done at homeowner's expense.
  - l. Waste Management -there is a box where they put the tickets-last week the dumpsters were overflowing and there was no ticket for the prior pick up-Joe saw the driver and asked the driver if he picked up, because there was no ticket-he said there was a new guy and he thinks he did and forgot the ticket or not