

GP Council Workshop Minutes – August 21, 2009

1. Reserve Study/Fund Discussion
 - a. Howard distributed and discussed pertinent definitions regarding updated UPA Chapter 22.
 - 1) Repair and replacement reserve
 - 2) Reserve study
 - 3) Fully funded
 - b. Compliance Phase-In schedule was presented
 - c. Decision was made to submit property profiles and requests for proposal to three companies:
 - 1) Miller-Dodson Associates – Annapolis MD
 2. ASG – Jessup MD
 3. Criterium-Harbour Engineers – Owings Mills MD
 - d. John questioned necessity of using an outside reserve specialist
2. Marina concerns
 - a. Discussion of what is appropriate to do with surplus from fishing tournament.
 - b. Decision to invite Charlie Libby to attend next workshop meeting to clarify Council's ongoing deliberations, decisions, and commitment regarding the Marina concerns.
 - c. Security options
 - 1) Pros and cons of security gate with passcard entry (also at pool)
 - 2) “ “ “ “ camera surveillance
 - 3) Fake camera?
 - d. Discussion of priorities in proposed decking work
 - 1) Faulty deck boards have been replaced
 - 2) Joe has discussed with contractors repairs to finger piers – the landside finger piers need to be removed, and could be used on boat slip side to Reinforce those wobbly ones. 9 @\$175 in-house, \$275 out each
 - e. Marina gazebo roof
 - 1) Joe has 3 bids for replacement of gazebo roof – asphalt vs cedar
 - 2) Agreement to go with cedar replacement bid by Eric Chandler at \$7550
 - 3) Maintenance dept will examine piers under the gazebo and feasibility of installing sleeves for concrete to reinforce gazebo structure
3. Miscellaneous
 - a. Mike proposed moving \$100K of reserve fund money from the PNC account into a CD with Ally Bank, a GMAC subsidiary. This would be to assure full FDIC coverage in both institutions.
 - b. Units 26 and 27 will have their front stoops enlarged ASAP to meet the code for step width. This will correct a safety hazard.
 - c. Discussion of survey topics. Decision to hold off on lattice question until Mike talks to affected owners.
4. Management discussion
 - a. Results of evaluation form were distributed. They will be sent along with the tabulation sheet to MAP. Jayne will draft a cover letter.
5. The next workshop meeting is tentatively scheduled for Sept. 11