

Council Meeting of the Gull Point Homeowner's Association-September 19, 2009

Council Members present-Karen Norwood, John Misolek, Jayne Evans and Ashley Oland
Council members not present-Joe Scaturro

1. Call to Order at 10:11 a.m.
2. Minutes of Previous Meeting (April 18, 2009)-accepted without changes
3. Secretary's Report
4. Treasurer's Report
 - a. Association accounts-checking account balance is \$27,934.58, reserve account balance\$149,062.08
 - b. Sewer accounts-checking account balance is \$17,145.82, sewer reserve account balance \$70,354.07
5. Committee Reports
 - a. Budget and Finance
Beginning work on the 2010 budget, this fall they will be auditing years 2007 and 2008
 - b. Marina
 1. Blessing of the Fleet July 4, 2009
*Thanks to Reverend Rita and Ralph for organizing a great event and to Rita for participating in the blessing
*Thanks to Pastor Bob Mordhorst, our new owner and neighbor. for also participating in the blessing
*Again thanks to Joani Graves and her crew for the great food
*Most importantly thanks to all who participated and judged in the event.
*Next year's event will be on Sunday, July 14th, 2010 at a time to be determined
 2. Fishing Tournament 2009
*See Report attached as Exhibit A
*Next year's Fishing Tournament will be August 14, 2010 following the same format
 3. Maintenance Report
*Trash cans with attached lids have been replaced by Maintenance
*Fire Extinguisher boxes have not been replaced but repaired by maintenance (some do not have the breaking devices)
*Bike rack was not replaced, but Tom Birowski did a great job on repainting.
*The steps leading to the marina have been re-stained and painted by maintenance
*Lettering and numbering of slips and docks was done by George Oakjones and he did a great job.
*Council is moving forward with replacing the marina gazebo roof but first is working with Joe and Sussex Marine to be sure the underlining pilings are in good shape.

*Replacing of the decking for B (delayed in 2008) pier is supposed to take place in the fall.

*Jayne is reviewing Kayak Storage with committee

*Other issues will be discussed in the future with the planning committee including security and other issues.

*Joe has ordered new throw rings for the marina and be sure all alarms are present and working.

*Committee is working on a new type of ladder for the marina that will slide up and down to be added in the C/D Fairway and at the gazebo

*Committee will work with Marty Azola and Joe to re-stain the gazebo

4. Marina Lease

*Joe and Jayne and Committee met with Sussex Marine for a plan and price to get Gull Point Marina in compliance with out lease. This will involve removing the first two finger piers and constructing two crabbing platforms. This will leave seven of the nine landward finger piers in place.

*We are also asking Sussex Marine for help in finding a portable pump out station that will not be too noticeable to comply with our "Green Marina" initiative.

5. Concerns

Dock decking boards were reported missing and were replaced. Also, there was a fire on the dock last night when lights were turned back on. Fire box located at A dock did not have breaking device and had to be ripped apart to put out fire. Ongoing concern about B dock deck board replacement.

6. Planning committee will be working with council and Mike Porro for the strategic long range concerns of the marina. Marty Azola will chair this committee.

7. Discussion regarding pump out station, where it would go, if it is necessary to be compliant with DNREC and whether or not the portapotties on the launching area are enough

8. Jayne Evans distributed information regarding kayak storage and usage

9. Discussion regarding the website, what is posted, what it costs and who pays for the website

c. Rules and Regulations

1. Karen made a statement regarding her lack of support-has concerns regarding the format and Chapter 81 of the Delaware Code

2. Rules and Regulation Committee has re-submitted the revised drafted Rules and Regulations

3. Tie on vote, Jayne Evans and Ashley Oland voted yes, John Misolek and Karen Norwood voted no

4. Chairman Committee Tony Birowski can address questions and concerns

5. Jayne suggests a special meeting to discuss Rules and Regulations, Mike Porro volunteered to post the current draft of the Rules and Regulations on the website with a summary of the changes made
- d. Buildings and Grounds
 1. Marina Committee report missed that Joe has contacted the Marine people that take care of our dock for most things and they will survey the columns under the gazebo
 1. Garden Committee
 1. Much thanks to Kitty for her continuing hours of hard work and dedication to this committee
 2. Many thanks and great appreciation from Kitty to the Garden Committee.
 3. New Committee regarding changes in the Unit Property Act
 - *Laura McKeown and Howard Evans will be the co-chairs
6. Report on Reserve/Replacement Study and Funding
 - a. Baywood Seminar
 - *Six people attended from Gull Point, Attorney Cooch had a presentation
 - *Karen Norwood, Bill Norwood, Ralph Peters, Rita Nelson, Jayne Evans and Howard Evans attended
 - *one of biggest issues was reserve and replacement study and funding
 - b. Requests for Proposals
 - *have received three proposals from three different companies
 - *one of the gentleman will be in the area this week to discuss his company's proposal, so Council is holding off on making a decision until the next workshop meeting
7. Maintenance Report
 - a. Landscaping

Maintenance will be replacing many of the dead shrubs that were removed and will be re-landscaping the fronts of buildings 30993 and 31027 this fall.
 - b. Mailbox Area

A light fixture was installed to provide light on the back side of the mailbox area
 - c. Trash

The end of the summer season returns the community to three dumpster pick-ups per week, they will be Mondays, Thursdays and Saturdays. Maintenance reminds the community to break down boxes and give maintenance a call if there is trash piled up outside the dumpsters. If any homeowners need to dispose of their old grill, they are to use a request form and maintenance will pick it up. However, maintenance cannot dispose of propane tanks.
 - d. Decking and Railing Replacement

Maintenance is planning for the repair/replacement of 12 decks in buildings 31027 and 31059 (units 126 to 137)
 - e. Deck Cleaning

A deck cleaning sequence and record will be provided to the community, please submit a work order if you have any special needs concerning your deck.

f. Sidewalk Replacement

The landings to the front entrances at units 26 and 27 measured less than thirty inches in depth and presented an unsafe condition. They were extended to meet the required three foot depth from the door to the step or the end of the landing. To make this work, we had to extend the landings out to the end of the sidewalks and reconfigure the steps.

g. North Pond

Two yard hydrants were installed near the pond. One is to provide easy access to water for cleaning the gazebo and also serve in the watering of flowers, should the Gardening Committee decide to venture into this area. Hanging baskets would look nice in the gazebo. The hydrant at the south end of the pond was installed to replace the old fill pipe that would periodically freeze and break because it could not be drained of water.

h. Wastewater System

We had some problems with our lift state grinder pumps in the early summer. A temporary lift station was installed over the manhole adjacent to unit 143. This permitted us to continue to operate smoothly, while new equipment was designed, built and installed. We now have a modernized and more efficient lift station. This is an important component of the wastewater system.

The maintenance department continuously works with our operator, to improve the reliability and efficiency of the wastewater system.

8. Management Report

- a. audits will be completed on the association accounts as well as the sewer accounts
- b. winterization is very important-insurance pays for damages inside a home due to homeowners not remembering to shut off water-it is done this way because of what our documents say
- c. website information-minutes are posted

9. Miscellaneous

- a. Motion made to create a directory, individuals can opt out of including their telephone numbers if they contact Management-all four Council present voted yes
- b. Questions regarding painting of deck railings and spindles on decks-needs to be addressed this year.
- c. Issues of rotting and cracking siding brought up by community members-John responded that we have spent over \$10,000.00 this year on siding, there is an annual budget amount for that
- d. Questions regarding safety cones near Masi's unit-concerns of a water collection safety issue, may have been resolved as of time of meeting
- e. Questions regarding the sidewalks-the ones redone have eliminated flower beds. Concerns about appearance of remaining sidewalk repairs. Question will be referred to Joe Scaturro

- f. Safety concerns-John Misolek relayed problems he had with his electric dryer and the deteriorated dryer venting materials elbowing through the crawlspace-Bob Hudson suggested the community look into taking over re-piping of dryer venting outs
 - g. Concerns regarding enforcement of rules and regulations in the community, discussion whether or not there should be rental units-discussion whether or not you can now attempt to adopt and enforce tenant restrictions when people bought here with the expectation to rent
10. Unfinished Business
 - a. Lattice fence issue-Robichaud wants something done
 - b. Mike will procure vinyl replacement panel bids by Sept. 30.
 11. New Business - none
 12. Adjournment occurred at 12:28 p.m.