

Cove Point Club

Board of Directors Meeting

October 17, 2009

The meeting was called to order at 8:30 A.M. by President Bob Carlson

The following board members were excused: John Lewy, Carol Earle and Jack Erdody.

Community members present: Pam & Dan McPhail, Diane Dorry, Dorothy Meyer, Harry Joswick, Lynn & Bernie Gavula, Andrea & John Mirelli, and Sheldon Wedemeyer.

A motion to approve the minutes of the August 15, 2009 board meeting was made by George Dorry and was seconded by Jim Usher. The motion carried.

President's Report – Bob Carlson

There will be a work day after today's meeting.

We have submitted an insurance claim for the lights at the docks after they were struck by lightning. I met with the insurance adjuster and the claim is being processed.

We had a great turnout at dock removal. Thanks to all those that participated.

Vice President's Report – John Lewy

John was not present but his report was read by Bob Carlson.

The CPC Fitness Center was conceived, constructed and outfitted as a self-sustaining operation in the unused portion of the lower level of the clubhouse. The planning and management has been ably administered by Jeff and Sheila Becker. It has certainly been an asset to the members who use it, especially during the winter months.

An ongoing concern of your Board of Directors has been allocating an appropriate percentage of the total clubhouse electrical cost to the Fitness Center. This has been difficult due to the expense of placing a monitor on the Fitness Center portion of the electrical panel. It is important to note that the main clubhouse parking lights are also running off the same panel.

Last December the Board voted to charge the Fitness Center the entire winter clubhouse electric bill, this was done without reliable data and with some unfounded assumptions. Since the cost of the Center electric bill is shared by it's membership it became critical to collect reliable information so that the Center would not be subsidizing the club or vice versa.

Your president, vice president and treasurer suggested several less expensive options to determine fair electrical usage. Jack Erdody conceived and executed a simple plan using

the meter and the breaker panel. He measured specific time of meter revolution during daytime hours with only Fitness Center breakers on, plus fitness equipment, dehumidifier and refrigerator running. At night, revolution was measured with only parking lights on.

Analyzing the data and making assumptions of a two hour per day Fitness Center usage and twelve hour a night parking light annual usage he concluded that the Fitness Center consumes 23% of the electrical bill. Adding other factors, i.e.: hot water and heat it was determined that the Fitness Center allocation should be 30% of the total bill.

I would ask the Board to make a superseding motion to adjust the Fitness Center allocation to 30% of the total electric bill and make it retroactive to 2008-2009 fiscal year.

Membership in the Fitness Center is open to all CPC residents. Contact Jeff and Sheila Becker for details.

Treasurer's Report – Jack Erdody

Jack Erdody was not present so his report was read by Bob Carlson.

- Financial results for July-September 2009 have nothing unusual to report. Final report for Fiscal Year 2008-09 is being prepared by CPA Vannie Williams. Hope to have finalized, reviewed by Board and issued to CPC members by end of October.
- Readings of Clubhouse electricity usage were taken in September to try and establish more quantitatively how much of the Clubhouse's electricity consumption is attributable to the Fitness Center. The conclusion was that during the winter months, when the Clubhouse is otherwise mothballed, the Fitness Center consumes approximately 23% of the Clubhouse electricity (the other consumer being the parking lot lights that are on an average of 12 hours per day). These readings did not include any data for Fitness Center heating or the running of the water heater (which were both shut off when the readings were taken). Including these two items, it is recommended that the Fitness Center be responsible for 30% of the annual Clubhouse electricity bill (which would be \$500.00 per year based on the average of the last 4 years' bills).

Building & Grounds – George Dorry and Carol Earle

It appears that my report will once again be prefaced by references to the "weather". Now that we have entered the winter concluding the year without a summer, it seems we will also not have a "fall."

We had an ambitious day planned for today but will have to be satisfied with the few items we can take care of in spite of the weather conditions.

The short term activities are comprised of our landscapers pruning which I hope has been done to most people's satisfaction. The question of new plantings, etc. is under discussion and we would appreciate anyone's input. After the storms of the past few days, I'm sure Jim Aikens will have enough leaves to blow and culverts to unclog to keep him busy for quite some time.

We have some very serious drainage issues and railing issues that I need direction on. We have many suggestions on what kind of fences/railings we should erect and the issue is a major one since so many of them either need extensive repair or replacement. This is not a subject without some controversy and discussion since everyone has a different idea on what is appropriate. However, it is certainly obvious that we must address this with a long term solution in mind and with a clear view of what the different solutions will cost. Please volunteer your ideas and your time in order that we, as expeditiously as possible, begin these needed repairs/improvements to both our railing and our drainage.

Several members of the community have come forward to present ideas and solutions for the tennis court situation and hopefully by the late winter/ early spring we will have some recommendations for the board.

Many thanks to those who helped out on the horseshoe pits and a special Thank You to Jim Aiken who donated most of his work and will join us next year as we set up a league to have some fun.

Our Carry In/Carry Out experiment worked real well and I thank everyone for their cooperation. We have just a little cleaning up to do on the roadsides and the marina areas and hopefully Mother Nature will let us get that done in the next week or so. P.P& L gave us the approval for some tree removal which was done and most of the wood has been split and removed. Any that is left is free for the taking. In the spring we will have a lot of bench and sign painting to do so I'll be looking for "helpers." Also the Club House deck and railings are badly in need of staining and that will be scheduled for the spring as well. It was a pleasure to co-chair this committee with Carol Earle this past summer season and in spite of the many problems and difficulties I look forward to continuing to work with all of you for the betterment of OUR community. Thanks again for the help of many.

George Dorry

Villa and Clubhouse – Rick Koup and Al Herr

Two emails were received from villa owners, one a maintenance issue (resolved) and one concerning villa homeowner's insurance. Villa owners are once again advised that they are responsible for interior and exterior insurance coverages on their properties.

Al Herr will be identifying water spigot sites around the Cove Point area in the unlikely event they would be necessary should a well be rendered unusable.

The construction and painting contractor has a punch list to complete the work on the 1000 units.

The Villa Committee at this time recommends necessary winterization be done, i.e. space heaters on in crawl spaces, dehumidifiers shut off, hoses removed from outside faucets, chimney inspection and water valves shut off when you are away from the lake region for extended periods. Also for decorum sake, please consider removing outdoor furniture and hanging plants from deck areas

Marina – Jim Usher

Jim Usher reported that all docks were removed last Friday and Saturday. He wanted to express CPC's appreciation for all the volunteers who helped make this a successful event. Also special mention goes to Betty Condrige, Nancy Herbst and Carol Koup for helping with coffee and lunch. Their efforts were sincerely appreciated.

Approximately 6 more floats need replacing. It is our intent to try and fix these floats as well as the dozen or so other damaged floats. Floats costs CPC approximately \$200.00 each and right now we probably have over \$3,000 in damaged floats. We are planning to purchase a compressor which is needed in order to fix the floats. It is our hope that we can fix over 50% of the floats which will save us \$1,500 next year and more than offset the costs of a compressor.

East Side:

Bob Kurdi
Sam Bean
Bob Carlson
John Morris
Jack Condrige
John Long
Rick Koup
Jim Keating
Ken Beer
David Beer
Eric Jacobs
Al Herr
Bill Herbst
Dennis Shimer

West Side:

George Stabilito
George Dorry
John Mikesh

The remaining dock (B dock) will be removed on either Friday November 6th or Saturday November 7th depending on the weather. **All boats must be removed from B dock no later than Thursday November 5th.** Help with removal of this last dock would be appreciated. If you are able to assist with this dock, please either call me at (917) 847-8822 or e-mail at jru212@aol.com on Wednesday November 4th.

Architectural Report- John Lewy

Rick Koup reported for John Lewy. There are no new projects at this time. The roof overhang extension on villa 310 has been approved.

New Business

We had a forester from PPL give us approval to take down some trees by the dock area. He is very knowledgeable and would come to look at homeowner's trees or trees in other common property areas of CPC. He would give each person that signed up for his service a half hour of his time and he would prepare a written report on the health and safety of the trees. Please let Bob Carlson know if you would like this service. His cost would be prorated among the interested parties.

Membership Comments

Pam McPhail stated she went to a meeting with PPL and they said docks must have the proper, approved certificate numbers on the end of each dock. Jim Usher commented that he believes our docks are in compliance with PPL rules.

Andrea Morelli said that when they bought their villa the realtor told them it was a condo and therefore they insured it as a condo. She thanked the board for informing her that her villa is actually a townhouse and therefore she must insure both the interior and exterior of the villa. She now has the proper insurance.

The next board meeting will be on November 21st at 8:30 A.M. at the home of Kathie and Bob Carlson at 33 Tennis Club Circle. If you plan to attend, please e-mail Bob at: carlson_bob@yahoo.com. There will not be any board meetings in December or January. The next meeting after the November meeting will be on February 20, 2010.

At 9:09 A.M. a motion to adjourn was made by George Dorry and seconded by Jim Usher. The meeting then concluded.

Respectfully submitted,

Jack Condrige, Board Secretary