

Cove Point Club

Board of Directors Meeting

November 21, 2009

The meeting was called to order at 8:32 A.M. by President Bob Carlson.

The following board members were excused: Jack Erdody and Rick Koup, however Jack Erdody was able to participate and did answer some financial questions by means of a laptop computer and live internet.

Community members present: Dorothy Meyer, Harry Joswick, Lynn & Bernie Gavula, Dorothy Lewy, Jeff Becker and Jim Keating.

A motion to approve the minutes of the October 17th meeting was made by George Dorry and seconded by John Lewy. The motion carried.

President's Report – Bob Carlson

Chuck Scavron wrote to the board and felt that villa shrub replacement should be the responsibility of the villa association rather than the villa owner whose shrubs would be replaced. The board previously voted in July 2009 that shrub removal was the responsibility of the villa association. The purchase of the replacement shrub was the responsibility of the individual villa owner. The planting and maintenance of the shrub was the responsibility of the villa association. After a discussion by the board, the board felt the prior motion approved at the July 2009 board meeting would stand.

Vice President's Report – John Lewy.

Two separate groups of board members attempted to resolve the long standing problem of payment of electricity usage of the fitness center. The groups came at the problem from two different sides and I am pleased to report that we arrived at a compromise percentage. The fitness center will bear 40% of the clubhouse electric bill and the clubhouse will pay 60% of the electric cost.

Jim Usher made a **motion** that effective with the next PPL invoice CPC receives for electricity at the clubhouse, the allocation of payment will be 60% CPC and the other 40% be charged to the fitness center. George Dorry seconded the motion and the motion carried.

The board discussed the possibility of renters being allowed to use the fitness center since they would like to increase membership. The renters do not receive board minutes or the newsletter so perhaps they should be personally solicited to join. The fitness center members will discuss this option and report back to the board.

Treasurer's Report – Jack Erdody.

Jack previously sent the Financial Statement for year ending 6-30-09 to the board members for review. The board acknowledged that they did review the Statement and Jim Usher made a **motion** that it be approved. Al Herr seconded the motion and the motion carried.

Building & Grounds – George Dorry

BUILDING AND GROUNDS COMMITTEE REPORT 11/21/2009

Now that the leaves and acorns have stopped falling and Jim Aiken is finishing up the cleanup, we will begin addressing other issues.

We will look at the drainage issues at the 800's and the 900's and possibly make some sort of temporary repair for the winter. Later in my report and our discussion, we will talk about the different alternatives we have explored.

The railings at the 900's and the 601-602 have completely collapsed and this will also come up under new business. I did an inspection of all the railings and the drainage problems and can answer any questions concerning the present conditions.

The Tennis Courts have been examined by two different contractors currently and they are both advising us that "repairs" will only be temporary and will just buy us some time, but not solve the issue to any degree. The courts or court need to be rebuilt completely.

The cost estimates run between \$45000 and \$50000. Another alternative I want to explore is "Versa-Court". I need to get costs, etc. on this. There are alternatives to the two tennis courts and some folks have talked about the building of an Athletic Center consisting of one court, shuffleboard, basketball courts, and possibly a bocce court instead of the second court. This discussion and ultimate decision must be made by the membership and needs a great deal of additional research.

Our Work Day got rained out but we managed to do a few things in between the raindrops. Thanks to those who helped out, Betty Condrige, Diane Dorry, Bob Carlson, Al Herr, Dan McPhail.

Snow removal contract has been signed with Aiken Landscaping at the same price as last year and is effect from 11/1/09to 4/30/10. Total cost is \$13,390. payable monthly from November to April.

The Clubhouse was winterized by Camasta Plumbing and is now closed up. Fitness Center and garage are of course still open.

The Board has determined a policy for the usage, loan, etc. of the clubhouse tables and chairs and I will announce their decision.

There is firewood still available on the East Beach for the taking. Help yourself.

George passed around a solid plastic recycled fence post that we are thinking of using as railing for the parking areas instead of the current wood railings. Attached is a description of the proposed railing.

COMPARATIVE ANALYSIS OF RAILING COSTS FOR PARKING AREAS

Redo railings in present confirmation with:

6 X 6 x 8 Landscape Ties \$127.50

8X8X8" "" " \$300-

Cost for 16 Feet

Wooden Split Rail- 2 rail- Comes in 10ft lengths only

Cost for 20 Feet 75.00

Recycled Plastic Split Rail - Comes in any length

Cost for 16 Feet \$187.50

(Note: This price is subject to at least a 10% discount)

If we choose 2 rail Split Rail we would not need nearly as much barrier or preventative guard on the ground. In concrete, the Concrete Bumpers are 6 feet for \$24.00. There is also a recycling alternative in the form of flexible rubber curbing at \$106. for 8 foot sections. These would accomplish both tasks of protecting cars from overrunning the bank and controlling the water runoff and drainage.

Should we decide to proceed with the split rail, either plastic or wood, we would do the worst areas first (800,900 and 601& 602.) We would salvage any good timbers from existing ones and use them to repair any rotten and collapsed ones until we gradually replace all the railings and posts to conform. The first work would be done next spring and the remainder over the next year or two. Drainage would be addressed in the Spring as well.

Largest replacement cost would be in the first year when I estimate 500-600 feet of posts and railings would be replaced. In addition we would have the cost of correcting the drainage.

If we continue to use the present timbers, this coming year we would need 25-30 eight footers immediately just to remediate the very worst areas. We have no idea how many additional posts would need replacement if they collapse when we replace the railings. Of course the posts and railings will continue to rot every year.

The diversion of water runoff is critical in several locations and must be addressed regardless of what is going to be done with the railings. The worst areas are in front of 801 and 907.

The Plastic Split Rail is by far the most permanent and will provide us with a lifetime of service free usage. It is a local product, manufactured in Kunkletown, Pa. by Waste Not Technologies.

Al Herr made a **motion** that we should replace the old wood railings, when required, with this new plastic material. Jim Usher seconded the motion and the motion carried.

*** Members are invited to seek additional information on this solution at <http://www.closeheloop.com/products/fencing.html>. (Close the Loop, Inc is a potential vendor for these products) ***

If any CPC owner wants to borrow tables or chairs from the clubhouse please e-mail George Dorry. Please also e-mail George when you return the items at: alpinegl@ptd.net

Villa & Clubhouse – Al Herr

A septic pipe was broken in the tank between the 1000 & 1100 units. This was the result of poor back filling when original installation was made. Koberline made the repairs.

Two weeks ago the lower well tested with a small amount of E-Coli. They came back and tested again and the amount was even less than before. Tuesday of this week it was tested again and found to be clear of any contaminates.

We have received several complaints regarding a utility vehicle (Golf Cart) parked above the 500 and 600 units. This has not been used in several months.

Rick Koup's report:

My two reports are thus:

1. Villa Skip Jackson was to touch up the 603 unit T-111. I have not heard back from him. I hope it's done.

Pocono Pest contract is renewed for next year. I've been very pleased with their service.

I suggest all Villa owners review and implement their winterization procedures
In the interest of CPC decorum, Villa owners please remove "summer items" from your deck areas. Thank you.

2. Garage Committee

My project of collating pertinent information for the Garage Committee got derailed due to personal events of the last several weeks. Members Bob Carlson, John Lewy, Jack Erdody, Jim Usher, Virginia Morrison, Vic Scire, Jack Condrige and Rick Koup will receive their packets of information in the near future. It is my intent to arrange a meeting of those who can attend after the holidays.

Speaking of the Holidays, I wish everyone a blessed Thanksgiving.

Rick Koup

Marina Report – Jim Usher

The last dock was removed on Saturday November 7th. My thanks to all those that gave of their time and efforts to help with this dock.

I would like the marina to purchase an air compressor and power washer to enable us to repair several leaking floats. Hopefully we can salvage several of these floats rather than purchasing them new. Jim Usher made a **motion** to approve up to \$600- for a compressor and power washer. This will be charged to the Marina account. The motion was seconded by George Dorry and the motion carried.

We borrowed Bob Carlson's pressure washer to do work on the docks and we broke it. The repair bill was \$250-. Jim Usher made a **motion** to approve a repair bill of \$250- that was incurred because of CPC's usage of Bob Carlson's power washer. This will be charged to the Marina account. The motion was seconded by Al Herr. The motion carried.

Architectural Control – John Lewy

ARCHITECTURAL COMMITTEE REPORT

NOVEMBER 2009

NEW APPLICATIONS;

(101 LAKEFRONT CIRCLE) – REMOVAL OF TWO (2) SLIDING
DOORS ON LAKESIDE FIRST FLOOR AND REPLACING WITH 2
CASEMENT WINDOWS. ON THE SECONB FLOOR,REMOVAL OF THE TWO
SLIDERS AND THE WINDOW BETWEEN THEM AND REPLACING THEM WITH TWO
WINDOWS.
ALL PAPER WORK COMPLETE AND PROPER.
PROJECT RECOMMENDED FOR APPROVAL

The board discussed this application and some board members voiced opposition since they were concerned with conformity with the other units in the villa pod. John Lewy made a **motion** to approve this application and George Dorry seconded the motion. The motion carried.

New Business

Jim Usher spoke to most of the garage owners about conserving electricity. The owners will look into placing the garage exterior lights on a timer. We are also looking at cutting back on the parking lot lights.

Member Comments:

Jim Keating said he would put the annual financial report on the CPC website.

Dorothy Meyer asked how the costs would be allocated for the new plastic fencing. The board answered that the villas would pay 60% and the CPC would pay 40%

The next board meeting will be held on Saturday, February 20, 2010 at 8:30 A.M. at the home of Dorothy and John Lewy.

At 9:51 A.M. a motion to adjourn was made by Carol Earle and seconded by Jack Condrige. The meeting then concluded.

Respectfully submitted,

Jack Condrige, Board Secretary