

Cove Point Club

Board of Directors Meeting

April 10, 2010

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

The following board member was excused: Carol Earle

Treasurer, Jack Erdody was not physically present but he did participate in the discussions electronically by means of SKYPE on a personal computer, however he was not allowed to vote.

Community members present: Harry Joswick, Dorothy Lewy, Lynn & Bernie Gavula, John Morris, Jeff Becker, Charlie & Marcia Schmidt, Dan McPhail and John Drobny.

A motion to approve the minutes of the November 21, 2009 board meeting was made by George Dorry and seconded by Jack Condrige.

President's Report – Bob Carlson

Bob suggested that we erect a flagpole as a memorial to Mahlon Earle who did so very much for this community. One proposed location for the flagpole is to the left side of the entrance to the Fitness Center and the second suggestion was near the marina's edge, assuming we could obtain permission from PPL. A hand count of the board showed that most favored the location near the fitness center.

A community member present questioned the source of funding. Most community members present favored that the cost be funded by contributions from the community. John Lewy made a *motion* that the flagpole be erected to the left of the entrance to the fitness center and that it be funded by community donations. The motion was seconded by Jim Usher. The motion carried.

President Carlson then opened a discussion on villa lighting. Presently the outside lights go on at 7 P.M. and turn off at 1 A.M.

A board discussion took place regarding a safety issue of not having lights after 1 A.M. if emergency help is required. Some members felt emergency personnel could find a villa by means of GPS systems. The electrical savings was also discussed.

Jack Condrige made a *motion* that the villa light timers be adjusted so the **off** time is changed to 6 A.M. which will allow the lights to remain on all night long. The motion was seconded by Jim Usher. The motion carried.

Vice President's Report – John Lewy

The fitness center would like to have an advertising campaign to hopefully attract more members.

Please send any news items to Pam McPhail so she can put together a spring newsletter.

Treasurer's Report – Jack Erdody

(Jack participated electronically by means of a SKYPE software program)

He stated that he previously sent a proposed budget for next fiscal year to the board members and he asked that the proposed budget be endorsed by the board and sent to the membership in time for the annual meeting. He recommends the villa fees be increased by 10% since he feels our reserves are not high enough to pay for the next round of roof replacements which are scheduled to begin in approximately 9 years. All other fees would remain the same as this year. He feels there are sufficient reserves in the Club budget to pay for reconstruction of the tennis courts and also to begin installation of new plastic fencing/railings.

Jim Usher stated that he is not in favor of increasing the villa fees by 10%. He feels we are adding approximately \$25,000 this year to the villa reserves and at that rate per year we should have sufficient reserves to pay for the next roofing cycle. He states that the board must continue to look at the reserve status every year and in the future a villa increase may be necessary.

Bob Carlson made a *motion* that we not increase villa dues in our next budget. The motion was seconded by Jim Usher. The motion carried.

A board discussion took place regarding reconstruction of the tennis courts. The board agreed we would no longer attempt to patch the courts since over the years we only spent good money after bad. One possible proposal is to reconstruct one tennis court and convert the other court to a basketball court/ shuffle board court. George Dorry will prepare two or three different proposals to go out to the membership and be placed on the annual ballot. He hopes to have cost estimates for each proposal.

Jim Usher made a *motion* that we delete the capital expense of \$40,000- that is earmarked in the proposed budget for tennis courts. George Dorry seconded the motion. The motion carried.

George Dorry made a *motion* that the board unanimously agrees that the tennis courts must be reconstructed within the next fiscal year or two. John Lewy seconded the motion. The motion carried.

George Dorry made a *motion* that the board unanimously recommends that the funds for tennis court reconstruction be allocated from the Club reserve account. Bob Carlson seconded the motion. The motion carried.

Building & Grounds Report– George Dorry and Carol Earle

BUILDING AND GROUNDS COMMITTEE REPORT 4/10/10

The winter season seems to be over and we are beginning the process of assessing the winter damage, etc. It appears that Troy Aikens did a more than adequate job filling in all during the winter for his Dad, Jim, who has had more than his share of health problems for the past several months. Snow removal complaints were few (2) and were resolved quickly and efficiently by Troy and the Board. All else went well and we want to thank everyone for their cooperation with the garbage and the dumpster. Please remember to break down your boxes and no construction or renovation debris in the dumpsters, please. One other reminder and that is the bin is for ALUMUNUM cans only. No bottles, no plastic bags or cardboard, please.

Spring cleanup is underway and we see Troy and his guys raking, blowing, etc. My

question to the Board and the membership is, shall we have a Spring Work Day to do some of those things not covered by our contract? Please let me know if we want to plan one for May.

There were some issues, resolved by the Villa Committee, regarding roof leaks and I'm sure they will address them in their reports. I have some concern about water leakage in the foundation of the Clubhouse and will be looking into this in the coming month. This isn't helping the dampness condition in the Fitness Center and the office. Jeff Becker and I repacked the Cove Point records in plastic toteboxes instead of the cardboard containers which had gotten soggy and smelly. Thanks, Jeff!

As to what's coming up. We have ordered and will be picking up \$6000. worth of the recycled plastic fencing which I showed in the fall. The initial order will take care of about 60% of the fencing/railing we want to replace and ultimately we will do them all. We are exploring the possibility of some of the installation work being done by volunteer work crews. Otherwise we will hire laborers to do the digging and installation of the fencing. Balance of material required etc. is in the 2010-2011 budget.

As to the tennis courts, it appears that the Court or Courts have to be completely renovated/replaced at a cost estimated to be \$40 to \$50000. The question of course is, "Does the membership want to spend this amount of money? Do we want to continue to have two courts or have only one, using the second court as a basketball court, shuffleboards, bocce or whatever?"

Last fall we talked about having the PP & L forestry contractor do a several day inspection of trees on Cove Point properties, the cost to be shared by all those who wish to have him tell you about trees that are dangerous or diseased and should be taken down. Is there interest in doing this? Also, is there any interest in having a large dumpster placed in the parking lot for a week or so, to take debris, old furniture, etc, that shouldn't be put in our regular dumpsters, again the cost to be shared by those who want to use the service? These are services that your Board can coordinate for our Community.

Many thanks to Bob Carlson and others who have acted quickly on behalf of the Board and this committee in emergency situations during the past winter and hopefully between us we have addressed all of the issues adequately.

George Dorry,
Co-Chairman, Building & Grounds

Marina Report– Jim Usher

The docks will be installed on Saturday, April 24th. We will do some work beginning around 2 P.M. on Friday the 23rd. We ask for volunteers to help with this project. The more people that show up to help makes the job easier for all of us. I ask that boats not be put into the slips until at least Tuesday April 27th since we need time to anchor the docks properly.

My thanks to Bob Carlson, Al Herr, George Stabilito and Jack Condrige who helped replace two axles, six wheels, install a new axle in the plastic wheels and replace some dock cleats this past week. There are golf carts and kayaks stored in the basement of the clubhouse. I request that these items be removed in the near future since we need to be able to get to the marina cabinets.

Villa Report – Rick Koup and Al Herr

As we all know this was an extraordinary winter season. Critters got into a unit in the 900 building and the owner asked if CPC's policy with Pocono Pest would cover this extermination. The answer is no. The unit owner must get their own exterminator or call Pocono Pest but the owner is responsible for the cost.

We had an extraordinary amount of snow on the villa roofs and two units had some roof leaks. The leaks seemed to occur at or near skylights or plumbing roof vents. In one instance a villa owner was given the name of three contractors that previously did work in Cove Point, but we later dismissed

the contractor selected by the owner because he recently did other work in Cove Point that was not up to building code specifications. While we do not have a specific policy on the responsibility to pay for repair of roof leaks, villa owners are first asked to contact the villa committee (Al Herr and Rick Koup) prior to engaging a contractor to do roof repairs.

Architectural Report – John Lewy
ARCHITECTURAL COMMITTEE REPORT

APRIL 2010

New Projects:

Keating (104 Lakefront Circle)- Installation of two 24 Gal Propame tanks to the left of front porch. All papers and neighbor approval are in order and with appropriate screening the committee recommends approval.

Palmer (403 Tennis Club Place) – Installation of Heat Pump to left of front porch. All papers are in order and owner is the contractor. With proper screening committee recommends approval subject to a determination that the placement of the heat pump is in accordance with the current building code.

Repasch (907 Laurel Circle) – Owner requested repair to roof which was leaking along with removal of rear skylights (2) and reroofing. Two of the three(3) front skylights were to be replaced. After clearing up a minor glitch the project was completed by Skip Jackson. Arrangements were handled by Rick Koup. Committee recommends that the project be approved retroactively and marked completed satisfactorily.

Projects Approved (Progress)

Jonkowski-Reino (583 Lake Shore Dr.) – Retaining wall along driveway wall suspended temporarily to illness of contractor (Aiken). What has been completed is according to the project specifications.

Scire (101 Lakefront Circle) – Window replacement project has recently been initiated.

New Business:

John Lewy will draft an item to be voted upon at the annual meeting allowing a board member to electronically attend, participate and vote at a board meeting if said board member is prevented from attending the meeting due to inclement weather, illness, travel or scheduling conflicts. If approved by the membership, this item will be added to the By Laws of Cove Point Club, Inc.

The terms of the following board members will expire at the annual meeting: John Lewy, Rick Koup, George Dorry and Jack Condrige. All of the above except for Jack Condrige have agreed to run again so there will be at least one board vacancy. Please consider serving your community by running for the board.

The next board meeting is Saturday May 15th at the clubhouse beginning at 8:30 A.M.

There will be a work day after the meeting and your help would be greatly appreciated.

A motion to adjourn was made by John Lewy and seconded by George Dorry. The meeting concluded at 10:53 A.M.

Respectfully submitted,

Jack Condridge, Board Secretary

UNOFFICIAL NOTE: This is not a part of the official minutes, but Nancy Herbst is willing to run for the board and we thank her.

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