

Cove Point Club

Board of Directors Meeting

May 15, 2010

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

The following board members were excused: Jim Usher and Jack Erdody.

Community members present: Harry Joswick, Lynn & Bernie Gavula, Pam & Dan McPhail, John Morris, John Drobny, Dorothy Lewy, Betty Condrige, Diane Dorry, Nancy & Bill Herbst, Tom Johnson, Virginia Morrison, Eric Jacob, Carol & Victor Scire, and Bob Kurdi.

A motion to approve the minutes of the April 10, 2010 board meeting was made by John Lewy and seconded by Carol Earle.

President's Report – Bob Carlson

We are checking with Verizon to determine the cost of placing a wireless internet router in the clubhouse. Assuming that the annual ballot question approving electronic attendance is passed, we would then need internet capability to have a board member attend electronically by means of "SKYPE". We are also looking into the possibility of CPC members bringing their laptop computers to the clubhouse in order to have internet access.

We have a water problem in the back wall of the clubhouse basement area. We have an estimate from Wilmont to waterproof that wall. Before we go through the expense of waterproofing, we may put new gutters on the back of the clubhouse to see if that solves the problem.

We are working on the installation of a flagpole, near the entrance to the Fitness Center, to honor the memory of Mahlon Earle. There was discussion regarding asking the members to make contributions to pay for the flagpole. The board feels that Mahlon saved the club thousands of dollars by building docks, building the base for the mail boxes, doing many wiring jobs, etc., etc., and therefore the cost of this flagpole should be paid from club funds.

John Lewy made a *motion* that we take the necessary funds (approximately \$800+) from the club budget to purchase and erect the flagpole in honor of Mahlon. George Dorry seconded the motion. The motion carried.

Our thanks to Jean and John Morris for painting several signs in CPC. They did an excellent job.

Vice President's Report – John Lewy

John spoke of the importance of the membership voting at the annual meeting to allow board members to participate electronically at board meetings. We will still need at least

five board members physically present before we can conduct a meeting. Up to four others could participate by voice only using SKYPE

Procedures for Fitness Center Membership

Any property owner in Cove Point Club can become a member of the Fitness Center (F.C.) upon paying a one-time initiation fee of \$125. This entitles all occupants of that property, 18 years or older, to use the F.C. facilities. There is an annual dues of \$75 (current charge) that must be submitted. This is used for the annual operating expenses. If a property is rented and the renter wants to use the F.C. facilities they may do so as long as the owner of the property joins for that property and pays all the dues and fees for said property.

Each member shall be given the current code for the F.C. entrance and shall lock the door upon leaving the F.C. A member may bring guests at a charge of \$2 / guest.

Medical form

Hold harmless agreement.

Financial Report – Jack Erdody

We have no financial report. The proposed budget for next year was recently mailed to the membership in the annual meeting packet.

Marina Report – Jim Usher

Jim sent an e-mail to the membership last week informing the members of some broken anchor chains and dock damage. We have ordered some new chain and it should arrive this week. Jim is returning to Cove Point this week and will supervise the dock repair, etc.

Building & Grounds – George Dorry and Carol Earle

BUILDING AND GROUNDS COMMITTEE REPORT 5/15/10

The major part of this report will concern the tennis courts and where we are in the discussion.

The Board had originally approached this matter from the standpoint that there were actually 3 possible courses of action. They were to redo both courts, redo one court and possibly use the former second court for some other activity or close the courts entirely. Upon further research it became evident that the original Covenants and Restrictions which were written when Cove Point Club was created prohibit the abandonment of the Tennis Courts. The membership has an obligation to maintain the courts according to article 12(a) on Page 2 and the option now becomes how to do it. We have prepared a list of 7 alternative plans and proposals for each. They are as follows;

1. Crack repair restripe the courts. No guarantee \$ 6000.
2. Crack repair, one coat of acrylic resurface and color coating re-stripe lines. No guarantee. \$ 20,000.
3. Replace the courts with bituminous binder over modified, 1" fine asphalt compacted on

- top, replace center anchors and posts. No guarantee on cracking \$ 36800.
4. Crack repair, recolor and stripe courts. No guarantee but "should" last 3-5 years \$ 23400.
5. All of the above adding replacement of posts and anchors, paving fabric on cracks, 2" overlay on existing courts, and re-stripe (expected life 5 yrs.) \$ 36900.
6. All items in 4 and 5 plus 2" of 3/4 road stone, 2" stabilized base, 1 1/2 surface coat, paint and re-stripe. Guarantee on workmanship only. \$ 53500.
7. VersaCourt system fully installed with striping over existing blacktop, new hardware, cracks filled and leveled, workmanship guarantee and 15 year manufactures guarantee on the product \$ 38950.

The recommended alternative is #7 and Board members will have inspected courts and spoken to owners by the Annual Meeting and samples will be provided. This option appears to be the best from a cost and maintenance standpoint and the committee recommends it! The community must affirm one of the options or the Board, in its fiduciary capacity will have to close the courts to use to protect the club and members. We have exercised due diligence in pursuing all possible solutions and have been consistently open to any and all questions concerning it. Every bid/proposal was a recommendation of some member of the community who volunteered names and solutions. No ones ideas were ignored.

The financing of this Capital improvement will be from reserves specifically set aside for unusual expenses and will not result in ANY ASSESSMENT or increase in dues now or in the future. As a matter of fact, the cost of the recommended VersaCourt system will actually reduce our operating costs.

At this point in the meeting several members present voiced their opinions on the tennis courts. One member stated that she would like to see one tennis court and one basketball court / shuffleboard combination. George Dorry said the VersaCourt system could provide for that but the covenants seem to require that we maintain tennis courts, which would seem to mean that we must have two tennis courts.

Another member questioned the process being used to fix the tennis courts. She stated that at the last meeting the board stated that there would be a choice on the ballot and perhaps one choice would even be "none of the above". Now the ballot only says approve or disapprove the VersaCourt system. The board explained that this discussion took place prior to a detailed review of the Covenants which seem to say we must maintain tennis courts. The member then stated that the line item in the initial proposed budget for tennis courts was taken out because the board felt the budget may not pass with \$40,000- allocated for tennis courts. The By laws say that the board cannot spend more than \$5,000- on a non emergency basis without a majority vote of the membership. This same individual pointed out that we do not know how much it will cost to repair the back wall of the clubhouse basement. It is her feeling that the wall problem may be more important than tennis courts. If we spend a great deal of money on the tennis courts we may not have enough money to repair the wall and therefore this situation may very well require a dues increase.

Another member suggested that CPC prohibit the use of charcoal grills on villa decks because of the potential fire hazard.

We are exploring and will report at the Annual Meeting, the cost of installing a flagpole in memory of Mahlon Earle. If anyone knows a contractor who does this type of work, please let us know.

Community Work Day will commence immediately after the adjournment of this meeting. Thanks to everyone who gives us a bit of their valuable time to help make and keep Cove Point the great place it is.

We are also exploring solutions to the water leakage in the basement of the Clubhouse and will advise the membership of the planned action at the Annual Meeting.

Hope you will all be pleased with the new fencing/railings which we will start installing today. Please remember these are not safety BARRIERS and are not for climbing or sitting on. They are "WARNINGS" only of areas where the ground drops off.

Villas – Rick Koup and Al Herr

Spring time is here:

1. Open your crawl space vents.
2. Put your pet cables back away from the yard when finished using them. The mower gets tangled in them and/or someone will trip over them.
3. Make sure all fire wood stored on decks are on metal racks and not laying on the deck surfaces.
4. Place all cooking grills at the rear of villas to maintain uniform appearance.
5. Remember to honor the two car parking space.

Our water testing shows that we are in conformance with state standards.

We have entered into another contract with Pocono Pest Control to treat the areas on the outside of the villas.

The 700 and 1200 units are scheduled this spring for painting. We had some difficulty with last year's painting contractor coming back to complete a "punch" list of minor problems. We would like to hire Bill Bartko to paint these two villas. He has an excellent reputation in the community and his fees have not gone up in the last two years.

Al Herr made a *motion* that we hire Bill Bartko to paint villas 700 and 1200. John Lewy seconded the motion. The motion carried.

Architectural Report – John Lewy

New Applications:

Mahone (90Cove Point Circle) – Removal of eight (8) trees on the property that are dead and/or a threat to residence (marked with orange ribbons). Removal of a coal bin from right side of house along with portion of deck and build steps to remaining portion of deck.

Finally to correct a drainage issue, contractor will install a catch basin behind house, regrade area to drain water away from foundation and install two drainage pipes to run water away from house to existing channels on property.

All papers are in order and application complete. Recommend approval of project.

Burke (506 Tennis Club Place) – Deck replacement with overhanging roof extension on left side of deck as viewed from back of residence. Decking will be TREX to match the color of existing decks in cluster. Drawings and papers are in order and application complete. Committee recommends approval of project.

Samph (25 Cove Point Circle) Extensive renovation to existing residence including replacement of entire siding on exterior of house and detached garage: relocation of front entrance with enclosure of 195' of existing decking adding new windows at deck enclosure: replacement of decking with new low maintenance materials; reroofing entire building and garage: Addition of rear deck with Spa and motorized cover included and finally addition of stone veneer to all exposed foundation and retaining walls. The plans for this extensive renovation of this residence are complete and approval only awaits selection of contractor and completion of contractor documents. Committee will ask for approval pending completion of application. ACC committee will present again at organizational meeting, to facilitate initiation of construction as soon as possible.

Completed Projects:

Keating (104 Lakefront Circle) – Placement of propane tank installed by Eastern Propane in accordance with plan and with addition of additional lattice work screening is ready for certificate of completion.

Repasch (907 Laurel Circle) – Roof and skylight project is completed satisfactorily and is recommended for a certificate of completion.

Scire (101 Lakefront Circle) – Window and wall changes have been completed according to plan and are recommended for a certificate of completion.

Jonkowski-Reino (583 Lake Shore Drive) – Retaining wall has been completed according to specifications and is recommended for a certificate of completion.

Projects In Progress:

Palmer (403 Tennis Club Place) - Heat pump has been relocated according to code more than 10' from propane tanks but is not yet installed. Committee will bring this back to the board when completed.

Roofing complaint has been withdrawn as the contractor has repaired the roof leak satisfactorily.

Old Business:

On further discussion with professional painter, it was explained to me that the solid stain I proposed at a past meeting will result in peeling and require sanding and reapplication in only a few years. Thus he advised me to continue recommending the "Sikkens Russet Semi-transparent" stain. Please be so advised!

Respectfully submitted, John Lewy

George Dorry makes a *motion* to approve all items on the "completed project" list. Carol Earle seconds the motion. The motion carries.

Please send any news articles to Pam McPhail as soon as possible so she can create a newsletter prior to the annual meeting.

The next regular board meeting will be on June 19, 2010 at 8:30A.M. in the clubhouse.

The annual meeting is at 9 A.M. on Saturday May 29, 2010 in the clubhouse. **Please either attend the meeting or return your signed proxy.**

New Business:

Nancy & Bill Herbst have a porch swing that they no longer use and would like to place it between B and C docks near the lake shore. The swing would be mounted on a tripod type A frame and taken down during the winter months. George Dorry makes a *motion* to allow the placement of the swing between B and C dock, contingent upon PPL's approval. Al Herr seconds the motion and the motion carries.

Pam McPhail says that the Wallenpaupack Community association is looking for our annual dues. Bob Carlson asks Pam to send him the statement and he will forward to MG Systematics for payment.

George Dorry made a *motion* to lock the gate to the tennis courts because he feels the courts are not safe enough to allow play. Carol Earle seconded the motion. A majority of board members voted in favor so the motion carried.

A motion to adjourn was made by John Lewy and seconded by Carol Earle. The meeting concluded at 10:07 A.M..

Respectfully submitted,

Jack Condridge, Board Secretary

