

# Cove Point Club

## Board of Directors Meeting

July 17, 2010

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

All board members were present.

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

A motion to approve the minutes of the June 19<sup>th</sup>, 2010 board meeting was made by John Lewy and seconded by Jack Erdody.

### **President's Report – Bob Carlson**

A villa owner is needed to fulfill the vacancy on the board. This person will assist with the docks or grounds. If anyone is willing to serve in this capacity, contact Bob Carlson.

After researching our rules and regulations, the Marina Chairperson does not have to be a board member but a marina committee member must be on the board. Jim Usher is willing to continue as Marina Chairperson and Al Herr will be reporting on the Marina Committee.

Waste Management has a recycling program. **Starting very soon, CPC will have a recycling dumpster.** We will replace one dumpster with a recycling dumpster. All recycling products can be comingled in this dumpster. See the attached information sheet from Waste Mgmt for more details. However, please continue to place all aluminum cans in the wire bin outside the dumpster area. We ask all residents to support our recycling efforts.

Please remember that all people who drive a golf cart must have a valid driver's license.

Help keep the grounds looking nice – pick up after your dog and don't throw your cigarette butts on the grounds.

Sound does travel – there is an 11 p.m. curfew for noise. Please have consideration for your neighbors when partying.

### **Vice President's Report – John Lewy**

No Report

## **Financial Report – Jack Erdody**

Copies of the financials were distributed to the board members for the end of the fiscal year, June 30, 2010. All categories, except club reserves, show a positive result. The Club reserves are down because a deposit for the tennis courts was made in June. We have approximately \$379,000 in the bank - \$222,000 in the reserve for future repairs and marina and the remaining was for dues paid for 2010-2011. There is some concern for the villa and marina reserve fund. Roof replacement will start again in about 9 years and some day the docks will need replacing.

Figures will be pulled together for the annual review.

The directory has been updated and sent out. Changes are still occurring. There is also an issue with the villa addresses and the county. Bob, Jack and Al will meet with the appropriate people in the county to try and settle these problems.

The CPC Bylaws posted on the website were not the accurate up to date ones. This has been corrected and Jack Condridge, the secretary at the time, has reviewed the bylaws and signed off on them. A copy of the current, corrected bylaws are on file with the secretary.

Resale certificates were issued to villa #907 and lot #56.

## **Landscaping and Grounds – George Dorry**

Jim Aiken has been installing the new fence posts and rails. Jim will start at the 100 villas and work through the community to finish this project. The old posts that are good are being saved for stair repair or borders by the villa paths.

The flagpole is completed and a CPC banner will fly under the American flag soon.

The tennis courts are completed and everyone seems very happy. There are a few weed problems but they can be controlled with Round-up.

## **Villas – Rick Koup and Al Herr**

The 700 and 1200 units have been painted and stained and the punch list items are being completed. The 1000 units also have a punch list of items being addressed. A list is being compiled with the villa cluster, stain color, manufacturer and store so all stain purchased will be identical.

Units 701 and 1105 have roof leaks due to lack of flashings. The club will repair the roofs but the interior repairs are the responsibility of the owner.

There is a concern about owners using charcoal grills. Jack Erdody will research the issue and come back to the board with a recommendation.

There have been some issues with renters. Please make sure your renters and guests are well aware of **all** CPC rules and regulations – but especially those that apply to trash, animals and noise.

### **Marina - Jim Usher (Al Herr reporting)**

Last month, there were 7 calls for pins. Loose screws were tightened on all docks and fingers. Some of the boards on the mains are warped. These boards will be flipped and hopefully that will fix the problem and thus avoid the cost of replacing them.

Tentative dates for dock removal are Friday and Saturday, October 22<sup>nd</sup> and 23<sup>rd</sup>. More information will be announced as the time draws closer.

### **Architectural Control – John Lewy**

**New Applications:** A completed application has been received for a modular home on lot 13. It meets all Paupack Township rules and regulations. The driveway opening will be on Cove Point Circle.

**Completed Projects:** Owners in villa 403 have completed their project according to the application and owners in villa 506 have completed their deck project. (Villa 506 is an excellent example of the new code for deck building.)

A motion was made by John Lewy and seconded by Jack Erdody to accept all three projects.

### **Social Events – Nancy Herbst**

There was a very successful Rock the Docks party on Sat July 3<sup>rd</sup>. There were 75 people in attendance and a good time was had by all. Thanks to all who attended and worked to make this another successful affair.

A nice ceremony was held prior to Rock the Docks event to dedicate the flagpole in front of the clubhouse in memory of Mahlon Earle.

The annual CPC golf event will be held on Friday September 3<sup>rd</sup> at Cricket Hill Golf Course – scramble format and shot gun start. Non golfers are welcome for dinner. Details will be coming shortly.

A Sunset Cruise is scheduled for Saturday, September 18<sup>th</sup>. More information will follow.

The clubhouse has been rented for August 21<sup>st</sup>.

Sweatshirts, tee-shirts, golf shirts and/or tank tops with the CPC logo are available to order. If interested, contact Nancy at 717-579-3423 or [nancynbill@verizon.net](mailto:nancynbill@verizon.net). Order forms will also be available in the newsletter.

## **Ongoing Business**

Wireless internet service is now available in the clubhouse.

## **New Business**

The board thanks Nancy Herbst for rescuing people in a canoe in our cove and getting them back home safely.

## **Membership Comments**

Jeff Becker reported that another boat was vandalized. Members are asked to be pro active in watching and questioning people they do not know on our docks.

Members are reminded that the parking lot by the lake front villas (100, 200 & 300 units) are for those owners only. Please respect their parking spots and do not park there. General parking for the docks is in the lot by the mailboxes.

The next board meeting is Sat August 21<sup>st</sup> at 8:30 A.M. in the clubhouse.

A motion to adjourn was made by Jack Erdody and seconded by John Lewy at 9:40 A.M.

Respectfully submitted,

Carol Earle  
Secretary



**Did You Know?**  
**Customers of Waste Management Enjoy Single-Stream Recycling.**  
**All of your recyclables can be placed together in the same bin!**  
**No sorting required!**

**The following can be placed in your bin and mixed all-together:**

- Aluminum food and beverage containers with food debris removed. Labels do not need to be removed.
- Glass food and beverage containers with lids and food debris removed: Clear, Brown Green. Labels do not have to be removed.
- Natural and pigmented plastic **narrow-neck** containers with symbols 1,2,3,4,5,6,7 (milk bottles, water bottles, detergent bottles, shampoo bottles, bleach bottles, etc). Lids and food debris removed. Labels do not have to be removed.
- Ferrous (Iron, steel, tin) cans with food debris removed.
- Newsprint – black and white or pigmented. Not bound or placed in bags.
- Construction paper, Kraft paper, cereal Boxes, shoe boxes, or similar.
- Printer paper, computer paper, copy paper.
- Junk Mail.
- Magazines, catalogs.
- Corrugated cardboard.
- Phone books.

**Short List of Materials Not Accepted (in the Single-Stream Container):**

- Wax coated paper or cardboard.
- Any material with food debris.
- Plastic Bags of any kind.
- Batteries of any kind (requires special handling).
- Styrofoam of any kind (requires special handling).
- Light bulbs (requires special handling).
- Mirrors, window or auto glass, porcelain, ceramics, glass cookware/bake ware, microwave oven trays, drinking glasses, perfume/cologne bottles.
- Wood or Yard Waste
- Unnumbered plastics.
- Coat hangers, Wire.

- Household items such as toasters, cookware, bake ware, electronics, appliances, etc (requires special handling).
- Hazardous or toxic substances.
- Items containing or having debris and residue containing hazardous or toxic substances such as paint cans with wet paint, motor oil containers, gasoline cans, glue, petroleum products, etc.
- Aerosol cans.

***From Everyday Collection to Environmental Protection, Think Green! Think Waste Management.***  
**[www.wm.com](http://www.wm.com)**