

**Cove Point Club**  
**Board of Directors Meeting**  
**November 19<sup>th</sup>, 2011**

The meeting was called to order at 8:35 A.M. by President Jim Usher at the home of Judy Belinfante.

All board members were present except for Pam McPhail.

Community members present: Harry Joswick, Lynn and Bernie Gavula, Bob Carlson, Sheila and Jeff Becker, Virginia Morrison and Dennis Shimer.

A motion to approve the minutes of the October 8<sup>th</sup>, 2011 board meeting with a correction was made by John Lewy and seconded by Al Herr. It was unanimously approved. In the October president's report it was stated that John Anderson was hired to prepare the necessary certified paperwork needed in resolving the dock issue. He is volunteering his professional services as well as his office and staff. John will only submit bills to CPC for additional professional services that are necessary to resolve this issue.

**President's Report – Jim Usher**

We are very appreciative to John Anderson for giving his time, talents and services to resolve the dock issue. At this point, John is estimating the outside costs to be around \$3,000. A motion was made by John Lewy and seconded by Judy Belinfante to approve expenditures up to \$5,000 for professional services relating to resolving this issue. It was unanimously approved. The following email was sent to the board on November 6<sup>th</sup> giving a dock status update:

John Anderson did some detail drawings and narratives which I submitted to PPL a couple of weeks ago. Needless to say, PPL wants more drawings and more detail. John drove up from his office this past Friday to join me at a meeting with PPL to discuss more details and requirements. Yesterday John spent the day gathering details on the docks, more measurements, etc. I will be sending out letters this week to adjacent property owners and John will be making new drawings, writing more narratives, etc., and we will make another submittal to PPL in the near future.

I asked John if at this point he could give me as estimate on the costs CPC will incur during this process. He is donating all of his time and his office staff to assist us. The only items he will bill CPC for are his outside costs, i.e. hiring land surveyors, etc. He feels very confident that the total bill will not exceed \$3,000.

Recently one or more board members inquired as to what the costs would be. Early on it was impossible to get a price because we did not totally understand what all the requirements would be. However, now that we are into this project he felt he could project these costs.

If anyone has any questions or suggestions as to how they would like CPC to proceed with this project to save 21 slips please contact me. If I do not hear from anyone, I will assume you want me to continue with this course of action which will take many more months of effort, time and meetings. This is only the first step in a long list of requirements. Thank you.

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

No Report

## **Financial Report – Judy Belinfante**

With the exception of one villa owner, all quarterly maintenance fees have been collected and to date all bills are paid.

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

The gate for the dumpster has finally been repaired and is functioning properly. A big thank you goes to Jim Aiken, Dan McPhail and everyone else who helped with this project.

Please remember to let us know of any places where the leaves might be damming up and causing drainage problems.

The balance of the posts and rails that have been reformulated to reduce the bowing were picked up and are ready for installation whenever Jim Aiken can work on this project.

We are researching solar lighting for the signs and possibly the marina. This should bring a substantial savings in power usage and our electric bill. Anyone wishing to read about what we are considering is welcome to examine the literature we have obtained.

The clubhouse is closed and winterized.

The light sensor on the flagpole was replaced.

The snow removal contract is signed at the same cost and terms as last year. A thank you goes to Jim Aiken for addressing the early snow fall before the snow contract was in effect.

Thank you for your continued support and assistance.

## **Villas –Al Herr and John Drobny**

Koberline came and pumped out the septic tanks.

The water was tested and the bottles were mislabeled and the results were not good. The water was retested correctly, and the results were fine in all areas.

There is a roof problem in the 400 villas. It has been patched unsuccessfully. It was decided to put a new roof on that villa now and reroof the remaining building in the spring.

## **Marina – Dennis Shimer**

No Report

## **Architectural Control – John Lewy**

### **New Applications:**

There are no new applications.

The committee was called several times for removal of trees that had been damaged or rendered unsafe due to the recent wind storm and snow squall. Inspections were made to the trees in question and emergency approval was granted.

### **Completed Projects:**

38 Tennis Club Circle: Phase 1 of the project has been satisfactorily completed according to the application and Paupack Twp issued a CO. A motion to issue a certificate of completion was made by John Lewy and seconded by Al Herr. It was unanimously approved.

### **Social Events – Nancy Herbst**

There are no more social events scheduled for this year. If anyone has suggestions or wishes to organize an event next season, please contact Nancy Herbst or Andrea Shimer.

Less than 50 recipes have been received for the CPC cookbook. Please send in your favorite recipe to Judy so she can compile a CPC Cookbook in the spring.

CPC apparel continues to be available and pictures will soon be in the newsletter.

### **Ongoing Business**

There was more discussion regarding winter storage in the clubhouse and insurance. The following waiver was presented for review and board members were asked to review it and email Judy with any suggestions or revisions.

Storer is defined as person or persons storing property of any kind in the clubhouse at Cove Point. Owner is defined as owner of the property in which this property is being stored, Cove Point Club. Storer shall maintain sufficient insurance against all loss, theft, damage and liability which can or may arise as a result of Storer's ownership of the vehicle or property and the storage of such as provide in this agreement, and agrees the Owner shall not be liable to Storer or to any other party as a result of the theft of the vehicle or property or any damage or injury to any person or property arising out of or connected with the storage of the vehicle or property or their contents. Storer agrees to reimburse Owner for any monies paid and for any liabilities incurred by Owner as a result of any damage or injury to any person or property arising out of or connected with the storage of the vehicle or property. Storer shall waive the right to have his insurance company make a claim against owner for any loss, damage or injury to any person or property and will defend owner against any claim which such insurance company may assert against Owner and reimburse Owner for any amount paid by Owner as a result an any such claims. This paragraph shall survive the termination or earlier cancellation of this Agreement.

Owner shall not be responsible in any manner whatsoever for the operating or physical condition of the vehicle or property and Storer releases Owner from any liability as a result of any damage or injury to the vehicle or property or the contents thereof. This paragraph shall survive the termination or earlier cancellation of this Agreement.

A motion was made by John Lewy and seconded by Al Herr to pay \$600 for the roof repairs for villa #207. It was unanimously approved.

The Capital reserve analysis was emailed to all board members. Committee chairpersons were asked to review their area of responsibility and email Judy.

Thanks to all CPC members who sent in any pictures they had of the docks.

### **New Business**

The schedule of late fees was discussed and a motion was made by Nancy Herbst and seconded by Judy Belinfante to propose to the general membership to make the late fees for the quarterly villa maintenance the same as the club, marina and garage late fees. It was unanimously approved.

### **Membership Comments**

No Comments

A motion to adjourn was made by John Drobny and seconded by John Lewy at 9:35 A.M.

Respectfully submitted,

Carol Earle  
Secretary