

## **Cove Point Club Annual Meeting May 28<sup>th</sup>, 2011**

The meeting was called to order at 9 A.M. by President Bob Carlson. All were welcomed to the 25<sup>th</sup> Annual Membership Meeting of Cove Point Club. Everyone joined in the flag salute and all members who served in the military were recognized.

A quorum was established with 61 ballots/proxies. Bob introduced all board members and all board members were present except for Jack Erdody.

A motion to approve the minutes of the Annual Meeting on May 29<sup>th</sup> 2010 was made by George Dorry and seconded by John Drobny. It was unanimously approved.

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

Bob thanked everyone for their help and said volunteers are needed to put up the tennis court nets and bring the specialty benches to the lake front.

Jim Vander Plaat and family are the new owners of villa 103 and Robert and Susanne Merton are the new owners of villa 907.

Pam McPhail was thanked for her work with the newsletter and members are encouraged to send Pam any news or items to be included in the newsletter.

The community is 25 years old. Original residents include John and Dorothy Lewy, Anita Auerbach, Dorothy Meyer, Cornell and Sue Alexander, Bucky and Juel McConnell, Virginia Morrison, Brian and Nancy McNeece and Kathy Nuell Usher.

Since last year, a flagpole was installed in front of the clubhouse. Members are encouraged to contact the board through email, [covepointclub@gmail.com](mailto:covepointclub@gmail.com) and gather information through the website, [covepointclub.org](http://covepointclub.org). There is a "members only" section and the password is "club".

There were several questions asked from the membership. There is a small profit gained from the sale of CPC apparel that will be used to defray some costs for various social events. There was some discussion regarding the marina issue on the ballot. People who have a second slip will have to relinquish it if the club needs a slip for a member who does not have a dock. Members were told this when they purchased the second dock. They would be reimbursed for the cost they paid for the slip. A list of multiple slip owners will be published. There was also clarification about the rule #24 vote. Charcoal and wood fires are not allowed on villa decks – only gas grills are allowed.

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

In the past (maybe in my adolescence), I considered the VP position as unimportant. The job description seemed to say, “fill in when the president was not available”. I have learned that there is much important behind the scenes activity which is directed at problem solving, trouble shooting and working through issues. These tasks were at the direction of our board president and members' comments. I must admit that I relished the challenge these projects offered.

This past term in the VP position has been most pleasurable as I have been associated with an extremely collegial board. Bob Carlson has been a pleasure to work with and embodied quiet and efficient leadership. As this is his last day on the Board of Directors, I wish him peace, good health and no aggravation.

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

After an extremely difficult winter that seemed to have no end, we entered into a spring that seems to be nothing but rain and severe storms. Our snow/ice removal went well in spite of the conditions and there were no complaints and many compliments. However, the frequent icing and continual freezing took its toll on our roads and main parking lot.

The severe rains also did a lot of damage to our paths, etc. A good amount of the repair work has already taken place subject to approval of PP&L and things are looking pretty good. The lake is extremely high and we are not permitted to do much more on the beach improvement.

We had a short work day on May 14<sup>th</sup> due to rain but in spite of the weather, a lot of mulch was spread saving the club hundreds of dollars in landscaping expense. The cleanup of trash on Lakeshore Drive got started but was rained out.

Recycling had been going well until a few weeks ago. Now it appears that folks are forgetting to separate out trash and place cans, glass, plastics, cardboard, newspapers, magazines, etc in the 3<sup>rd</sup> container. Please be good citizens and also save the club money by recycling.

Fence installation is ongoing and should be completed in the next two months.

The shrubs by the Cove Point sign have been cleaned up and the Cove Point topiary will be redone shortly.

Quite a few walks and steps need new wooden ties and they are also on the work list.

Our roads need some repairs. There is a dip and general dismal conditions in the first 100 feet of the clubhouse entrance as well as broken down surfaces in the main parking area and turnaround. In addition, the Cove Point Circle entrance also needs repair and resurfacing. We are in the process of securing suggestions for the repairs and obtaining price quotes from at least 3 different firms. We will try to minimize the inconvenience to our members during the repairs.

I would like to thank my co-chair, John Drobny, the volunteers on the fence installation and work day. I would also like to express my appreciation to retiring president Bob Carlson who, in addition to his duties as president, was with me every step of the way in trying to be good stewards of the club's physical assets.

### **Villas – Rick Koup and Al Herr**

Last winter's storms created a great deal of havoc necessitating costly repair. The following villas had roof water leaks – 505, 603, 606, 707, 802, and 803. Repairs were made by Skip Jackson. A roofing specification guide has been initiated and will be finalized after input from Villa owners and professionals with contractor expertise.

Last year the 700s, 1000s and 1200s were painted and the 1000 villas were touched up after some owner input. There was 25 years worth of wear and tear which necessitated considerable carpentry. We expect this trend to continue. The 800 villas are in the process of being painted.

After multiple site testing's, our water quality has turned out very positive. Our water system is in good shape and meets all standards. The septic system is also in very good condition. Please be kind to the Septic system and note that garbage disposals are prohibited at Cove Point.

Villa owners are encouraged to follow the aforementioned printed maintenance from the villa chair people. Please pay special attention to airflow in crawl spaces, exterior damage to siding and trim and deck maintenance. Inspect all outside trim and T-111 so repairs can be scheduled early. Open crawl space vents to prevent moisture from forming causing mold and mildew. Clean your decks especially if you stored fire place wood during the winter. Pick up and/or put items away. Do not leave them out in the yard when you are not here. Please observe and be careful of the PVC vent pipes around the septic mounds. Parking space is limited in some locations. Please observe the 2 car parking rule in Villa parking areas. Golf carts are to be kept on parking lots not stored in yards.

Exterior lights are now on a timer system. Please report any exterior lighting problems to your villa chair people.

### **Marina – Jim Usher**

Jim Usher and Bob Carlson met with Heather Hopkins, PP&L's Policy Supervisor. PP&L did a lakefront inspection and the club received a letter stating many violations regarding the marina and beach areas. Since Lake Wallenpaupack is a source of power, the federal government is involved in issuing licenses and permits. Some of the violations involve the patio areas (beaches) are too wide, the wooden bridge, fire pit, sets of steps, and picnic tables are not listed on our license, the mains, fingers and docks are not labeled, etc. Some of the issues require immediate action and others can be corrected over time. The board would like one person to be the liaison between the community and PP&L to keep the lines of communication open.

## **Architectural Control – John Lewy**

This year, as in past years, the membership applied for simple repairs, complex additions and everything in between. It is very rewarding that our aging community has been in the process of upgrading building materials and generally making improvements that add to the property owner's quality of life. It is this effort that keeps the reputation of the club as a premier and desirable place to live on Lake Wallenpaupack.

As chairman of a most active committee, I wish to commend the cooperation shown by the membership in resolving the few problems which have arisen. It has been a pleasure working with my fellow committee members.

### **New Applications:**

Samph (25 Cove Point Circle): Application to re-side the house with modern materials which have long warranties, add decks with modern materials, change front entrance, add new roof addition and add garage addition which all fall within the appropriate set-backs and sidelines. The project is being done by Clemluddy Builders and all papers are completed except for receipt of neighbor approval. A motion was made by John Lewy and seconded by George Dorry to approve this project pending receipt of neighboring property approval. It was unanimously approved.

### **Completed Projects:**

Roberts (102 Lakefront Circle): Project for placement of air conditioning system has been completed according to application specifications and is recommended by the ACC for a certificate of completion.

VanderPlaat (103 Lakefront Circle): Application to install an air conditioning system has been completed according to application and consultation with ACC and neighboring properties. The committee recommends a certificate of completion.

A motion was made by John Lewy and seconded by John Drobny to approve both projects. They were unanimously approved.

### **Projects in Progress:**

McPhail (38 Tennis Club Circle): Detached garage with driveway is under construction.

### **Project with Problem:**

Novokov (103 Cove Point Circle): Previously approved and stopped for failure of contiguous property owner notification, the property owner has submitted proof of notification and approval of one neighbor. Since we are awaiting response from the other property and in the interest of efficiency, the ACC recommends once again approval to continue project pending response from one neighbor.

A motion was made by John Lewy and seconded by John Drobny to approve this project pending receipt of neighboring property approval. It was unanimously approved.

## **Social Events – Nancy Herbst**

Judy Belinfante is chairperson of the CPC Cookbook project. Judy will be emailing the community this summer for your recipes and would like a picture and memory about it included.

CPC apparel continues to be available to order at each meeting and event. So far we have sold 78 items. A CPC boat pendant will also be available soon.

Social Events-

Rock the Docks-Sunday, July 3 (more info to follow)

Progressive Dinner-date to be determined

Sunset Cruise-date to be determined

CPC Golf Open-date to be determined

### **WB/Scranton Baseball Game-Saturday, July 23**

**\$20 per person – includes group reserved seating; souvenir cap; all-u-can eat hot dogs, hamburgers, chicken sandwiches, soda, water, iced tea; special stadium entertainment; and fireworks**

**Will leave the clubhouse parking lot at 5:30pm (you are responsible for your own transportation but we can carpool)**

**RSVP WITH PAYMENT to Nancy Herbst by June 18<sup>th</sup>**

## **Membership Comments**

A question was asked about making one of the tennis courts a multi court. This was discussed last year and our covenant states we have tennis courts. It was suggested to have a tennis committee to help maintain the courts and nets. Another member reminded everyone that the club is the responsibility of everyone instead of the same few volunteers that come and help with all the projects.

Members were asked to vote.

A motion to adjourn was made by George Dorry and seconded by John Drobny at 10:10 A.M.

Respectfully submitted,

Carol Earle  
Secretary

## **Election results:**

The budget passed 44 votes to 17 votes.

The marina rules clarification passed 48 votes to 15 votes.

The CPC Rules and Regulations rule #24 passed 48 votes to 14 votes.

Board members: Parcel owners (2 years): Carol Earle and Pam McPhail

Villa owners (2 years) : John Drobny and Jim Usher

Swing vote (1 year): Judy Belinfante

The newly elected board met following the annual meeting. A motion was made by Al Herr and seconded by Pam McPhail for Jim Usher to be president. It was unanimously approved.

Jim conducted the meeting and the following officers and committee chairpersons are:

Vice President – John Lewy

Secretary – Carol Earle

Treasurer – Judy Belinfante

Architectural Control – John Lewy

Marina –

Building and Grounds – George Dorry and Pam McPhail

Villas – John Drobny and Al Herr

Social/ Clubhouse – Nancy Herbst

Newsletter – Pam McPhail

**The next board meeting is Saturday July 2<sup>nd</sup>, 2011 at 8:30 A.M. at the clubhouse, not June 18<sup>th</sup> as previously reported in the May Board meeting minutes.**

Respectfully submitted,

Carol Earle

Secretary

# SCRANTON/WILKES-BARRE YANKEES GAME

**SATURDAY, JULY 23**

**\$20.00 per person** includes:

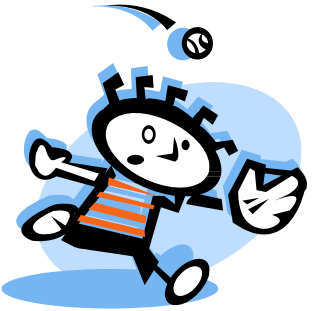
Group reserved seating

Souvenir cap

All-u-can-eat hot dogs, hamburgers, chicken  
sandwiches, soda, water, iced tea

Special stadium entertainment

Fireworks



Will leave clubhouse parking lot at 5:30



**RSVP with payment (to Nancy Herbst) by June 18**