

Summerlyn Condo Assoc. Board Meeting  
October 20, 2018

Present: Phyllis Martin, Ken Currier, Rick Jenkins, Tammy Hunsinger, Joe Hemphill, Judy Yeasted

Jennifer Fannin, Seascape

Meeting called to order.

Annual meeting minutes approved.

General:

All previous Board members were re-elected. There was discussion re: length of terms. It was decided to leave each member at a two-year term. Positions were also discussed. Phyllis Martin will remain as President. Ken Currier will remain as Vice-President. Rick Jenkins will remain as Treasurer. At present time, no one was interested in the position of Secretary and so it was decided that all members would rotate taking notes.

Treasurer's Report:

Nothing to really discuss. Everything is looking good.

2019 Budget:

Elevator maintenance and security /alarm costs have all increased. Insurance will also increase. Therefore, based on the 2018 budget, we will be short about \$15,000 for 2019. Raising dues will be necessary unless some budget line items are deemed unnecessary. It was decided that this was not an option. Getting numerous bids for various projects to be done was discussed as a must. Jennifer advised that this is very often done but not always. In some cases there are limited companies to do certain types of work. She also advised that they go by past experience with a lot of contractors. The Board emphasized that bids should still be sought for comparison reasons. Pond maintenance was also discussed. We'll have Envirotech come to a meeting w/information as to what they do exactly and why, to educate us. There are many who have questions re: the ponds. A dues increase to \$350 per month was proposed, to cover costs and to not be operating on such a tight budget. We have not had an increase since 2016. Seascape can bill monthly, which may be helpful to some owners. The amounts for budget items that typically run over are the line items that will reflect the increased amount. Once the budget is approved by the Board, notice will go out to Owners, giving 30 days notice re: budget meeting.

President's Report:

Quorum was reached at the Annual Meeting. The meeting went very well. A lot of people brought up concerns, stayed, and socialized afterwards.

Old Business:

RV and boat registration: A sticker system similar to what is used for the bikes was discussed. A letter to Owners will go out separately at the time of the new line painting.

Line painting for RV and boat parking: No estimate received yet. The contractor is having surgery and we will wait for him to recover.

August pool incident: Owner has paid the fines and fees associated with the incident in full.

New Business:

Pool doors need plates on the bottom, as we did elsewhere in community. Video camera was discussed for next season. Signs for pool rules and the need for showering before entering the pool will be addressed in the spring.

Keys to some units are still needed, as per the list acquired during the inspection. Letters will be sent to those Owners. Fines could possibly be assessed for those who don't comply.

Numerous lights are out in the community, i.e. Bldg 5, 2<sup>nd</sup> Floor. The streetlight between Bldgs 1 and 2 is out as well. Seascape will inspect.

FYI's for Owner's Concerns @ Annual Meeting:

1. Cigarettes over the balconies, Bldg. 2. (Seascape needs to know from which Unit to be able to send letter and fine.) Apparently there was discussion between Owners at the meeting and hopefully the problem was resolved.

2. Noise issue between two Units in Bldg 2, one above the other. Cork was installed under hardwood floors, as required and recommended. Nothing that the Board can do here. Seascape is aware. Sounds like the noise is from common living issues. (The two Owners have had conversation about this).

3. Wasp nests - These are being dealt with.

4. Walkways and puddling - this was addressed at the meeting.

5. Tree trimming - This is planned.

6. Standing water - Shore is checking this out. Seascape will follow up with Shore.

7. Wood trim around elevator workroom doors is rotting. Nothing is planned at this time.

8. Pond lights will not be synchronized exactly.

9. Community lights - Seascape inspects routinely.

There was a motion to adjourn @ 10:46AM.

The Budget meeting was set for 12/1/2018, 9:00, at Seascope's office.

The next Board meeting was set for 2/2/2019, @ 9:00AM.

Respectfully submitted,

Tammy Hunsinger