

SUMMERLYN CONDO ASSOCIATION BOARD MEETING  
November 11, 2017

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

Jennifer Fannin, Seascope

Meeting called to order after Budget meeting was adjourned this morning. Motion was made to approve previous meeting minutes and seconded.

Reports: Approvals recently

Shore Landscaping contract – approved

AJ – painting of stairwells – approved

Purchase of eleven lounge chairs – order and deposit placed – approved

Financial

\$24,000 in checking account

\$202,800 in Reserve

Budget looks good. Two units' dues overdue, one has reached out to Seascope and will be resolved, the other we'll be pursuing placing a lien on. \$17,000 due to Reserves. Budget is tight, as usual, but good. Re: non payers, #1-late fees are added, #2 Demand letter sent (from attorney) which usually works, #3 Lien placed through attorney.

Old Business

Annual Fire Inspection – Several things to be fixed, outdoor flashing lights being one. There are gauges needing to be replaced due to age, and other things noted on the report. A number of units they could not get into, not enough to fail the inspection though. Unit numbers were listed on report and Seascope will follow up. Discussion followed re: getting keys updated. Various keys in lock box don't work, but safe deposit box ones do. Very cumbersome for inspectors. Advantek is the alarm inspector and Bayside is the fire/sprinkler portion (the report from them is unit specific).

Gutters – Two bids received, very different in numbers. DE Gutters – N/A yet, Gutter Guys – pricier and Right As Rain - \$600 per bldg., duplex not quoted. (Right As Rain is a smaller company, better price, better working relationship w/Seascope). Board all approved to use Right As Rain and add duplex into job.

DE Elevator – Inspection done the other day (monthly). Bldg 5 phone did not work - \$875 for emergency phone, Bldg's 3 and 4 need new emergency power supply (\$705 ea.) and Bldg 1 needs Phase I fire service key switch (\$375). Maintenance contract covers MOST things but not any of these. Seascope will look into further. (Liberty is the 3<sup>rd</sup> party inspector and they would be the ones to "not pass" the inspection-They do twice a year and also an annual inspection).

Envirotech – They are to pull and service fountains for winter= \$1900 (probably right after Thanksgiving)

Parking Lot sign – Everyone likes the signage re: parking near Lefty's end. \$80 for the signs and \$72 for the post=\$152 and installed by Chip (w/Seascope). All approved.

Kickplates – All look nice. Pool doors will be done as well.

Pool Tiles – Seascope will follow up with that project.

Lefty's trees – Will be done by Lefty's if the appeal is lifted. (Acoustibloc not mentioned re: the sound problem and DE Insulation not responding to Lefty's, all as per DJ). Those filing the appeal agree to lift it once the trees are planted. Notarized statement was given to DJ promising this. We can pursue the sound problem further once we get the trees planted! Sound readings were taken by a few people and found to be in violation, but their validity was questioned by Lefty's associates.

#### New Business

Plumbing issue re: shared plumbing, similar to prior huge claim (shared pipe gets clogged from units' kitchen sinks/disposals-three units, all one on top of the other, share a main drain pipe). Same problem again, same units, Bldg 1. As per plumber who responded, they cannot use a camera to "see" inside of the pipes, it is too large. "Roto-Rooter" has come out twice now within 1 ½ weeks. People need to be educated re: use of disposals. Apparently rice and pasta are very bad to be putting down disposals-they act like glue inside. Will pursue another plumber and county sewer possibly to remedy. Need to find a plumber with a camera to find the problem.

Furniture dumping discussed again. If items can be fit into the dumpster, that is just fine. Otherwise, the Association has to pay extra for the items left outside of the dumpster to be picked up.

Extra dog stations discussed as well. No need for additional ones right now. (at least \$200 each)

Projects for next year – Updating website, Tracey Weaver taking care of this. Dogs in the community-Will be looking at our Rules and Regs and see about changing them, electronic voting – Condo Declaration would have to be changed. We will go through the Docs and find sections to be changed. We'll be looking for any other changes needed and having an attorney review then would be the first step. Will also review the fine schedules.

Next meeting set up for February 3, 2018 at 9:00 A.M., at Seascope.

Motion made to adjourn @ 10:50 and seconded.

Respectfully submitted,

Tamara Hunsinger, Secretary