

# The Summerlyn Condominium Association Board Meeting November 14, 2015 Minutes

Present: Barbara Garrison, Rick Jenkins, Gail Chickersky, Steve Krasnow, Phyllis Martin, David Pass, Darlene Bakur, Tammy Hunsinger

- I. **Call to Order** – The Meeting was called to order by Barbara Garrison, seconded by Gail Chickersky.
- II. **Approval of Meeting Minutes** – 2015 Annual Meeting Minutes were unanimously approved by the Board.
- III. **Reports:**
  - a. *Presidents Report* – Barbara Garrison opened the meeting citing issues brought up during the Annual Meeting:
    - i. Children playing in common areas & upper floors – actions being taken: signage
    - ii. Development going on North of Summerlyn, including Family Entertainment Center and Rehoboth Film Society purchase of the commercial buildings west of WAWA – actions being taken: Contact with Developer
    - iii. Security - including feasibility and/or necessity of cameras – action being taken – Cost estimates being gathered.
  - b. *Financial Report* – Rick Jenkins – budget is all right, though Summerlyn is showing a \$5000 shortfall.
    - i. *Increase Cost in Items:*

ii. See Budget vs. Actuals: Summerlyn Condo Association-FY 15 P&L

c. Seascope Property Management Report – Summerlyn had a relatively favorable year:

- i. There were not a lot of repairs, and not a lot of snow events.
- ii. There were several sprinkler issues
- iii. Parking area was redone last year
- iv. Crack filling is done every year
- v. Sealcoating every 5 years – so we have a few year for that.
- vi. Painting curbs in 2-3 years
- vii. Amount owed to Reserve is \$1895.

IV. Old Business –

a. Discussion on Development North of Summerlyn:

- i. Barbara Garrison addressed concerns sent by Phyllis Martin to the Board – these will be forwarded to the developer.
- ii. Gail Chickersky asked if Board could ask for the Entertainment Center’s marketing plan:
  1. Are they applying for a liquor license?
  2. Can we request trees and a fence?
- iii. Board suggesting no gate between properties.
  1. We can obtain a plat for Summerlyn to ascertain where our property lines are
  2. Plat can be purchased in Georgetown.
- iv. Can developer come and show us where he plans to put the fence?
- v. Would like some space between fence and trees?

- vi. Ask developer if he's developed anything else around the area. Developer has a Rehoboth address.
- vii. Who is going to manage the Property once it's built?
- viii. Also the commercial building behind WAWA has been obtained by the Rehoboth Film Society. Theater will hold 107 seats.
- ix. DelDot is going to widen Dartmouth but nothing will be done to Route 1.
- x. Besides bowling alley, will there be a restaurant, arcade?
- xi. Where is the service door to take trash out and where will trash collection be?
- xii. What is being done to the building about noise reduction?
- xiii. Barb Garrison will send letter to developer with all our concerns and questions and will copy the Board and Owners who have asked questions.
- xiv. Developer will be attending the December 5<sup>th</sup> Budget Meeting.
- xv. When will building be up and running?

**b. Children playing in Common Areas and on Upper Floors**

- i. Board has purchased signage that will be posted to discourage recreational and loitering in road and parking lot.
- ii. Board will also address the need for parent supervision in the Newsletter along with notification to drive slowly when entering and driving through Summerlyn, be aware of children.

- iii. Because of the changes in situation at Summerlyn, Rules and Regulations may need to be amended
- iv. Owners need to make sure tenants are aware of Rules and Regulations.
- v. Owners can be fined if tenants do not adhere to Rules and Regulations

c. Security

- i. Cameras are not considered a priority at this time though estimates are coming in.
- ii. In the past, Summerlyn has hired a security patrol in summer to drive through community.
- iii. For Spring meeting police will be contacted about setting up a community watch and give Association ideas to improve safety of the community.

V. **New Business** – 2016 Budget –

a. Anticipated Projects and Repair      Approx. Cost

- i. Safety Signage for Common Areas.....\$800
- ii. Pool Signage.....\$300
- iii. Trees (15) Bldg. 2 & 5.....\$2200
- iv. Painting Doors.....\$7000
- v. Power Washing Front & Back.....\$9000

b. Discussion on following items:

- i. Delaware Elevator – State now requires 3<sup>rd</sup> party inspection in addition to regular maintenance inspection by Delaware Elevator. Rust in elevator needs to be addressed also.
- ii. Water – Can Tidewater be contacted about checking meters and ideas for water usage reduction?

- iii. Snow removal – Salt is the most expensive part of snow removal. Continuing contact with Shore Landscaping.
  - iv. To aid in snow removal, if snow is predicted park in between buildings and on far side of parking lots.
  - v. Salt is most expensive part of snow removal
  - vi. Townhouse decks need to be sealed
  - vii. Low return on Reserve monies – moved to commit having \$100,000 in lateral CD's and keep them rolled. Motion was made by Rick to agree. Board approved.
- c. Motion to Increase Dues for 2016 to Cover Projects and Repairs for 2016, by Gail Chickersky, seconded by Darlene Bakur.
  - d. Notification: The budget meeting is set for December 5<sup>th</sup>, 9:00 a.m., at 505 Summerlyn Drive, and owners will be notified that the developer will be available at that meeting.
  - e. Contracts: Contracts for pool, pond and snow removal were approved and signed by the Board.

**VI. Adjournment** – Motion to adjourn was made by Steve Krasnow, Tammy Hunsinger, seconded. Meeting Adjourned.