

SUMMERLYN CONDO ASSOCIATION BOARD MEETING
2/3/2018

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

Jennifer Fannin, Seascope

Meeting was called to order. Motion was made to approve minutes from prior meeting and was seconded.

President Report: Contracts

Shore – 5% increase-Reasonable and approved.

Envirotech – contract to be discussed later in mtg.

Security Instruments – Bldg 5 work recommended was done.

Bayside – Bldg 4 work recommended was done.

Lefty's – Sign regarding parking has been placed near walkway. Trees have been planted. Tried to get pics for Board to view prior to planting but Lefty's didn't want to do this so Lefty's just planted the trees as per their plan. Appeal has now been withdrawn. If we should want any add'l trees, they would be at an appr. cost of \$55 ea (King Cyprus, 6' tall)

Carl – Received his 10% increase and \$500 bonus.

Treasurer's Report:

1. We've used more than ½ snow removal budget already (Jennifer noted that a lot of communities have used their entire budget already)

2. Security & monitoring – Appearing to be over budget. Jenn found repair that was coded incorrectly –should've been coded to come out of reserves. She'll send revised budget.

3. Overdue dues- Way overdue on Unit w/Irrevocable Trust. Lien to be placed. Two other owners also late- one is habitually late but does pay-not too worried, looking at the history. The second is to be taken care of in February, as promised, and we'll hold off on lien until then. Majority voted to have late fees remain.

4. Reserve is all funded except for \$725, which is due to people owing.

Old Business:

1. Keys missing during inspection (annual fire & sprinkler). We do have a list of units we were unable to get into. Should have 2 sets of keys per unit, one for deposit box and one for knox box (fire dept. only can access these). Inspections must be completed in a certain percentage of units to pass. Seascope will notify those units on list that need to supply keys. At the next inspection, will try to complete this

project –will need several people to help i.e. tossing out keys that don't work. New owners do receive a welcome letter/packet that does advise that they need to supply keys.

2. Gutters – Right As Rain was approved and we had added the duplexes. Need a contract.

New Business:

1. Concern brought up re: knowing who tenants are (for those units who are renting). We cannot require owners to give us notification of tenants-Docs don't allow for this. This is an ongoing problem re: tenant notification. Tenants need to notify owner or rental agent if they have problems, not Seascope. ** All of our communications have noted on them to please pass info on to the tenants if you rent. Discussion re: sending letter to owners, as well as sending a letter to each unit, addressed to Resident. No guarantee w/this that this actually reaches the tenant. Need to keep reminding Owners that it's their responsibility to forward info to tenants. Notice in each elevator could be placed to go to our website to see Rules & Regs.

2. Insurance Contract – Philadelphia vs. Everest. Went w/Everest via e-mails this past week. Seascope has had numerous other communities go with this same company and save money, with addtl coverage. Wind coverage deductible went down as well. A+ rating, but not admitted in state of DE. (not regulated in DE). This means that you can't go to the Insurance Commission if any problems. Agent had made an error regarding due date, which explains the rush to make a decision.

3. Snow removal – Some complaints re: walkways and ice in front of elevators during last storm. Floor material is part of the problem. Ice Melt is damaging to floors on upper levels and only works in certain temperatures and is very expensive. Sand is another option but received many complaints about that as well. Seascope will try to keep Board notified re: snow removal updates. **People need to exercise patience in these snow events**

4. Envirotech – Overgrowth in ponds discussed. Envirotech has been notified that this is a concern. They know the community wants this cut back further than they like. Inside growth is treated chemically and then removed. Trimming the buffer is done 2X year. Fountains are removed each year and serviced every other. (It was noted for Seascope that there are what looks like lights beside pond behind Bldg 5 that look like they've been left) Re: other companies we could possibly use, there are not many other choices. Envirotech is very responsive to any issues and they've been with us for years. Solitude-Seascope has a few communities that use them and

they “nickel and dime” you and Tributaries is a one man company, which is not a good option.

5. Powerwashing – To be done early spring, before 3/31. Notice will go out regarding doing the back porch/balcony area for each owner-typically this is a \$25 charge to each owner. Cost for entire job will be \$3090, \$3000 was budgeted. Wilkins will be used, everyone agreed not to seek other proposals. Seascape states that they do the best job.

6. Plumbing issue in Bldg 1 – Seascape still looking at plumbers and cameras w/o much luck so far. They’re finding resistance w/companies, cameras too big to use in this situation, etc. Will keep searching.

7. Taxes are all done. \$111 owed by us due to interest earned.

8. Bayside – 1st Qtr inspection went well. No deficiencies found. We did learn that the stand pipes in all bldgs need to be inspected, this is done every 5 yrs. (these are the big pipes that run in the stairwells.) This is a hydrostatic test, pressure tested, etc. Cost - \$1880.00.

9. Shrubbery @ Bldg 2 to be replaced, at owner’s expense, hopefully. Unit is under contract and it was decided by a previous Board, that damage done by tenants would be remedied once they were gone. Letter to go out to Owner. Mulching will be done as usual.

Next meeting to be on Saturday, May 5, 2018 @ 9:00 at Seascape office.

Meeting adjourned.

Respectfully submitted,

Tammy Hunsinger, Secretary