

Summerlyn Board of Directors Meeting
Saturday, April 2, 2016

In Attendance: Barbara Garrison, Gail Chickersky, Darlene Bakur, Tammy Hunsinger, Steve Krasnow, Tracey Weaver, Jennifer Fannin, Marc Kosiorowski, Joe Hemple

- I. **Call to Order** - The meeting was called to order by Barbara Garrison.
 - II. **Marc Kosiorowski** was introduced to the Board.
 - III. **Verification of all Board Members' Contact Information** - Correction of Barbara's 2nd phone and mailing address. (included in email)
 - IV. **Approval of Minutes - 11-14-2015** - Gail Chickersky moved to approve the minutes from November 14th meeting, Steve Krasnow seconded. Minutes from November 14, 2015 meeting were unanimously approved.
 - V. **Treasure's Report** - Darlene moved to approve Treasure's Report, seconded by Gail. Treasurer's Report was unanimously approved.
 - VI. **Old and Current Business**
 - Board agreed that monthly financial reports highlighting expenditures, contract renewals, repairs, updates, etc., be posted on website allowing owners to see how monies are being dispersed.
 - Summerlyn website should also include a list of contact information of Summerlyn owners, unless an owner has expressed that name and contact information not be included.
 - Minutes of the Meetings should also be included on the website.
 - Gail will check website once a month to ensure all information is accurate and up to date.
- A. Plumbing Issue - Building 1**
- Unit 101 - Clog occurred in common area of pipe under unit's sink.
 - Result was about 2 feet of water along whole entire unit
 - Adjuster estimated repair costs including deductible
 - Approved contractor has been out
 - Summerlyn's deductible is \$5000.
 - Owner's Insurance Company - AllState - sent a check for personal property to owner.

- Insurance Company did not recommend a contractor. Blair came out, and Mike Hagen was used the last time.
- Target date for completion is May 1st.
- Association will not reimburse for loss of rental income under HO6

1) **Prevention – Thoughts and Questions**

- What is this going to do to our insurance?
- Ask Magee Plumbing - prevention wise what they would suggest.
- Is there a way to examine the common pipe in each building?
- Can outflow from pipe be measured from each building?
- Can a camera be used?
- Would it be less costly to just snake out the area in each building?
- Jennifer suggested having board members or willing owners on first floor of building 1 and 5 to allow Magee Plumbing in to see what they can see with the camera. Tracey will check with owner in building 1; Gail volunteered her unit in building 5.

B. Fencing Behind Building 2

- Question as to whether the newly installed cedar fence is on Summerlyn property line.
- Georgetown will have a platt of the property showing where markers are and cost for the platt is \$40.00.
- Chris Nichols may already know where the property line is - check with him first.

VII. Current Issues

- Safety and Financial Concerns in Common Area - the following lists concerns that have been brought to the board and discussed extensively and the reason that the signs have been erected regarding no recreational activities in common areas.
 - **Skateboards, bicycles, scooters, and other objects are being left in common areas - walkways, parking places, balconies which creates a hazardous situation for both vehicles, residents and children.**

- Drawing on buildings
 - Jumping on air conditioning units
 - Playing with elevator buttons
 - Throwing balls against building - stucco surface is expensive and difficult to repair
 - Climbing on and hitting Crepe Myrtle trees with bats
 - Jumping on recycling bin lids
 - Running up and down balconies and walkways
 - Cigarette butts thrown off balconies create a real fire hazard
 - **NO SMOKING** in the elevators
- **Remediation Suggestions include:**
 - A list will be created outlining all the occurrences that have been brought before the board, and a letter, explaining the rules and regulations regarding these issues, will be sent out via email and regular mail to Summerlyn owners. The letter will also highlight that rental agents and renters must be notified of the rules and regulations and the consequence of non-compliance.
 - All are safety and financial concerns
 - Pictures of bikes, boards, scooters, etc. that are repeatedly left unattended in common areas, can be taken. **NO PICTURES OF CHILDREN**
 - Notification will be given to **owners** that are in violation of rules and regulations of the HOA
 - Bicycles, skateboards and other property left in common areas, and in places that are not safe or approved, will be removed and locked up and property owner will be fined according to the Summerlyn Infraction Fine Schedule. Property owner of locked items must contact Seascape for retrieval at Seascapes convenience.
 - Violation of the Rules and Regulations will result in Fine to the Unit Owner according to the Summerlyn Infraction Fine Schedule.
 - **Tractor Trailer Parking**
 - Marc and Gail will research Gross Weight Vehicles

- Summerlyn parking lot is maintained and repaired by Summerlyn owners - not equipped to handle the size and weight of these types of vehicles.
- Necessary changes will be made to the rules and regulations that ensure the safety, and well-being of the community.
- Gail and Marc will work on the wording.
- A notification will be drafted suggesting that compliance to the rules and regulations will take effect May 1st stating that the vehicle will be towed without notice, and owner of unit will be issued a fine, for non-compliance.
- A notice will also be affixed to the window of the vehicle.
- **Unit Maintenance -**
 - Units with Broken Screens will be notified that: Broken screens must be replaced by May 1st or the Association will replace them and owner will be fined in addition to the cost of repairs.
 - Units storing bikes or other personal property on the front balconies or walkways will be notified that they are in violation of HOA Rules and Regulations and are subject to fines.
 - There is a piece of missing siding between units 112 and 113. It is currently in the pond.
 - Ponds need to be cleared of debris.
 - No pressing issue of termites in buildings, as per Brasure's inspection on March 22, 2016.

VIII. New Business

- Price out termite treatment to add to next year's budget
- Price out updating Pool System FOBs
- Barbara will make call regarding late dues payment and will notify Derek in 410 about the rules and regulations regarding truck parking and upcoming deadline.
- Barbara will contact DelDot regarding intersection of Dartmouth Road and Route 1.
- No update to Pool Rules and Regulations
- Pool will open approximately May 28th - date will be verified.
- Requests have been made for an extension in pool closing - Marc will investigate cost and check contract for closing date.

- No current updates on Family Entertainment Center, Matt's Fish House, or Rehoboth Film Society.
- No feedback from Rolling Meadows Civic Association.
- Damaged shrubby will not be replaced at this time.
- Trees for the back of building 2 are put on hold due to the construction of the new fence.
- Two Board positions will be available between Annual Meetings, as Barbara Garrison, and Darlene Bakur are both moving.
- Prior to Annual Meetings, notices should be sent out informing owners that two positions will be available.
- Fountain at entrance needs to be activated.
- Several lights in entrance are out and will be repaired.