

## The Summerlyn Condominium Association Board Meeting

May 11, 2019

Present: Phyllis Martin, Tamara Hunsinger, Joe Hemphill, Ken Currier and Jennifer Fannin (Seascape)

I. Call to order: Phyllis called the meeting to order at 9:04 a.m.

II. Board Meeting Minutes from February 2, 2019

Phyllis reconstructed the minutes from her notes of the meeting. Please review the draft and comment. They will be approved at the next meeting.

III. Reports

a. Financial:

Jenn handed out the Balance Sheet and Budget vs Actual as of May 10. The checking account had \$31,558.38 and the Morgan Stanley Investment account \$249,997.83. The finances are looking good. There is a strong reserve. Summerlyn owners are current with no large receivables. Expenses are on budget. \$11,000 will be transferred to the reserve.

It was unknown what Rick had done with the CD's that were coming due at the end of 2018.

A Reserve Study needs to be completed by the end of the year. The company that did our last study is out of business. A Level One Study will need to be completed. Seascape has used Global Solution Partners for other communities and have had a good experience with them. A study would cost \$2450. Phyllis moves that the Board go with Global Solution Partners to complete the Reserve Study. Joe seconds. All approve the motion.

b. Seascape

Jenn reported that the sump pump in the elevator pit for Building 4 was full of water and will need to be repaired.

Seascape conducted an inspection of the property with all its managers. It was noted that some siding at the top of Building 1 (north side) needed to be replaced.

Bayside would be conducting its quarterly inspection of the sprinkler system on 5/22.

There was a work order for the Building 3 elevator fan. Joe thought he had seen that that fan had been replaced last summer. Is it under warranty? Jenn will check to see. If not under warranty the replacement was approved.

Jenn had sent a Penn Del Lock proposal for \$703.60 to rekey the community so that it is more efficient for use. Ken moved to approve the proposal and Joe seconded. All approved.

The vents ordered for Building 2 were not the correct ones and have been reordered.

There was a \$2,750 bid to do the door trims and replace, repair and paint the molding of the mechanical and stair doors of all the Buildings. Phyllis asked that the doors in the pool area be added to work. The work was approved.

The pool was ready for the season. Phyllis asked that we look at improving the signage in the pool area. Jenn would develop the cost for a sign that included all the pool rules at the entry to the pool area.

Jenn was awaiting a landscaping proposal. She was interested in seeing how they planned to improve the plantings in front of the buildings. The work would include adding in missing bushes by Building 2. Ken mentioned that a leaf on the entry sign was missing after the power washing.

#### IV. Old Business

Ken was tasked with looking into the possibility of a video/security camera for the pool area. Access to WiFi will be needed but may be available through Xfinity.

Jenn said that the contractor used for painting of the RV and boat parking area lines has not been available due to illness. There is a new person that Seascope is using at other properties and she will investigate having this person doing the work.

Phyllis said that she had not heard any more from Florin regarding suggestions on reducing noise.

#### V. New Business

Depending on the cost of the landscape proposal mentioned above replacement of two trees on the northside of Buildings 4 and 5 and a tree between the two townhomes might be able to be phased in this Fall.

Phyllis said she would contact Lefty's about the tree leaning into the walkway to Lefty's.

For any criminal activity at the Summerlyn the State Police should be called. Let Seascope know of any infractions. For violations of Condo rules let Seascope know.

Florin Covaci reported that he was responsible for some minimal damage to Building 5 when a car ran into the siding. Jenn worked to have the repair completed and Florin paid the invoice.

The next Board meeting will be July 27 at 9 a.m. at the Seascope office. The Annual Meeting will be September 7<sup>th</sup> at 10 a.m.

A motion to adjourn was made and approved at 10:10 a.m.