

Summerlyn Association Board Meeting
May 5, 2018

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

Jenn Fannin, Seascope
Mona Solomon, Owner #313

Meeting called to order at 9:02AM.

Previous meeting minutes approved and accepted.

Seascope Report:

1. All stairwell painting is completed.
2. Gutter project was completed last week.
3. Pool furniture is in. Not delivered yet but probably will be next week. Pool opening 5/16/18. Tile work will be finished next week also. There is a possible issue with a breaker at the pool. Premier is monitoring-an electrician may be needed.
4. Pool release waivers: Once received will now be kept on file moving forward. This was okayed with attorney. New owners receive this in the new owner packet of information. This will be mentioned in the next newsletter, along with not admitting anyone into the pool area that does not have a key fob.
5. Unit 101 – (pipes backing up problem) No luck yet with equipment being used to see in pipe. Equipment doesn't fit in residential size pipe. Seascope recommends frequent "roto-rootering" and reminding owners how to use the disposal, i.e. no egg shells, onion skins, etc. Another incident took place recently. Seascope will continue to investigate.
6. Ponds – They (Envirotech) have sprayed and we should be seeing some browning and thinning of growth. Process will take time. Ponds are cared for once per week or every other week, depending on what is needed.

Treasurer's Report:

As per Rick Jenkins (Treasurer) – all looks good. Snow removal ended up under budget.

**There was a question if units and duplexes are all paying equally as far as dues goes. The answer is yes but it was also noted at this point in the meeting that no amendments to our documents can be found to see that there are 86 units total, or anything showing completed status of community units.

Old Business:

1. Website – Tracey Weaver (previous Board member) had volunteered. She has said she still would be willing to look at. Our website is very basic-it is just for information. People can send messages through it, which then go to Board and Seascope. We do have a forum section where people can look for contractors, etc., but it is not getting much usage. We'll see if Tracey has any recommendations, esp. the Forum section. We'll make sure that in the next newsletter people are made aware of the website and what they can do on it.
2. Same problems as always –Owners not communicating info with their tenants. May try to post info on website and in elevators.
3. Elevator emergency – You have to **listen to the prompts** to reach the on call person at Seascope. This is not a call center that is manned.
4. Right As Rain – There was a gutter overflow problem in Bldg 2 area. It was not clear if this was a problem after the gutter job had been completed. We'll be watching this area.
5. Dog rules – Rules state that no pets are allowed if short term rental, less than 3 months. People need to be made aware of this in our Code of Regulations. Seascope will double check with our insurance re: their excluding certain breeds, as per our policy. The wording on Rules and Regulations needs to be changed to read, "dogs must be on a leash" and omit the "obedient to the owner's commands." No pets short term will be added. The "registering of pets" was discussed. Tags would be bought and pets with those we would recognize as owner's pets. At this time, this system will not be pursued. Seascope will make these changes to the Rules and Regulations.
6. Fire at Bldg 5 – Unit 514. Seascope received the call AFTER the event. Tenants there were using a plastic flowerpot for cigarette butts. This smoldered overnight. Wood was damaged, all by the front door. What else needing repair remains to be seen. Responsibility will fall to Owner (and their tenant). This should not fall under our insurance policy.

New Business:

1. Possibility of covered bike parking was brought up. The budget doesn't allow for this at this point in time.
2. Community yard sale was brought up. We need to look into our documents to see if this is even allowed. In some communities this is a restriction.
3. It was mentioned that there are two untagged cars (red) parked between buildings 4 and 5 that have been there for quite some time. Notice will be placed on each by Seascope.

Motion was made to adjourn and was seconded.

Next meeting scheduled for July 28, 2018 at 9:00AM

Respectfully submitted,

Tammy Hunsinger, Secretary