

**Summerlyn Board of Directors
Meeting Minutes
Saturday, June 25, 2016**

In Attendance: Barbara Garrison, Gail Chickersky, Darlene Bakur, Tammy Hunsinger, Steve Krasnow, Tracey Weaver, Jennifer Fannin, Jennifer Fannin, David Pass, Phyllis Martin

- I. **Call to Order** - Meeting was called to order by Barbara Garrison

- II. **Approval of Meeting Minutes** from April 2, 1016 - Motion to approve by Gail Chickersky, seconded by Tracey Weaver. Minutes of April 2, 2016 approved.

- III. **Treasure's Report** - Board passed on approval as there was no official treasure's report, currently budget appears sound.

- IV. **Property Management Report**
 - a. **Old Business** -
Unit 101 Repairs -
Repairs in Unit 101 are complete, however the length of time for completion was unduly long.

Suggestion was made: Have names and numbers of alternate contractors in place to facilitate a more timely completion.

- V. **New Business**
 - a. **Pool Bathroom Windows** - It appears individuals are using the bathroom windows for access and egress to and from the pool. Board decision is to place bars on windows in men's and women's room to prevent further damage and access. Marc will get prices on this project.
 - b. **ARC Window Approval** - Board approved
 - c. **Unit 101 Dues Adjustment Request** - regarding reimbursement for loss of rental income: owner is still responsible for HOA fees as grounds, building upkeep, pool,

etc., continue to be provided, also unit has betterment with new cabinets, carpets, and appliances. It is suggested that owner claim loss from his insurance. Barbara will get in touch with owner.

- d. **Chemical Smells at Pool** - Board suggests that Shore Landscaping let Summerlyn know when chemicals will be sprayed, as it affects safety of people and pets.

It was noted that weather is a factor in giving notice to residents.

Grass is sprayed about 5 times a year. Shore provides important services as we all enjoy Summerlyn landscaping.

If people are at the pool, it is suggested that the Shore let people know that they will be spraying, and suggest that residents may want to leave the pool area.

Also, after spraying, safety guidelines are needed for people and pets.

It was noted that the general safety rule is: once spray is completely dry, it should be safe for people and pets. Seascape can verify with Shore.

- e. **Contacting Developer of Lefty's regarding trees/fence** - Board took a field trip outside to look at property lines of Lefty's, concrete refuse wall, and site layout.

Board decision is to obtain a Plat of the Summerlyn site for a fee of \$45.00 from the Court House. Jennifer will ask Marc to do this.

Board also agreed that it would be in the Association's best interest to have a survey done of the Summerlyn Property, as this is important information to have with regards to Lefty's

development, the fence behind building 2, and other potential concerns.

It was noted that the Board should have a contact number for Zoning and Planning.

VI. Additional Comments, Questions, Concerns

- a. Building 2 - Fire Accelerators have gone bad, Seascape is checking to see if they are under warranty.
- b. Building 2 - Elevator Doors seem to stick - when button is pushed they don't close, and reopen.
- c. Building 2 - Unit 203 - Screen is torn and frame is bent and mangled. Seascape needs to inform owner that they are in violation and repairs need to be made.
- d. Building 3 - Shrubbery makes pathway impassable - David will take care of trimming overgrowth.
- e. Tracey has name and number of company that does replacement and repair for the types of screens we have at Summerlyn.
- f. It is helpful for the Board to know ahead of time the particulars of bills coming up for signature.
- g. Board would like to acknowledge and give Carl a commendation on the ongoing quality, and efficiency of the work he does.
- h. Pool Key FOB is very old and will soon need to be replaced as keys and parts are no longer available - Marc will get price on new pool key systems.
- i. Lights on Building 1 and 2 are out - Streetlight at the end of building 1 by Unit 101 clicks on and off and doesn't stay on.
- j. Pond lights on Buildings 1 & 2 are out.
- k. Pool Status - All paperwork has been filed and is with the state right now. The pool is not public. Paper filing is a necessary legality.
- l. Summerlyn Drive Status - A letter went to the state, it is really on the developer to make any road corrections.
- m. It was suggested that the Association develop a list of reliable vendors for such things as screen replacement, storm/screen doors, Smoke Alarm Batteries, etc. - There is a website "**Who Would You Refer in Sussex County**" that is a helpful resource.

- n. By-laws don't indicate that notice needs to be given for Board Meetings, only for the Annual Meeting.
- o. Anyone can come to Board Meetings for informational purposes.
- p. Board members agreed that meeting in person is better than email.
- q. It was suggested that we meet every month or 6 weeks.

VII. Items to Include in Quarterly Newsletter and/or on Website:

- a. Remind residents that No Dogs are allowed in Pool Area
- b. Post General Rule of safety after pesticide application
- c. In Newsletter remind residents that if there is an elevator malfunction Seascope should be notified before Delaware Elevator. (It was also suggested that before Delaware Elevator comes out they should check with Seascope first.)
- d. New rules and regulations should be posted on Website.
- e. Include in Newsletter and on Website: Delaware State Law asserts that fireworks cannot be used without acquiring a permit.
- f. Newsletter should be posted on website, and refer residents to website to see Summerlyn updates and happenings.

Upcoming Meeting Dates, Times, Places:

July 23, 2016 - Saturday - 9:00 a.m. - Seascope Offices - Board Meeting

August 20, 2016 - Saturday - 9:00 a.m. - Seascope Offices - Board Meeting

September 10, 2016 - Saturday - 10:00 a.m. - Summerlyn Grounds - Annual Meeting