

Summerlyn Condo Board Meeting
August 30, 2014

Present: Barbara Kaplan, Rick Jenkins, Tammy Hunsinger, Alice Mazur, Tracey Weaver
Jenn Fannin and Chris Nichols from Seascope
Gail Chickersky from Morgan Stanley

Meeting called to order at 9:13AM.

New Business (as Chris and Gail will be leaving after their discussions)

Seascope contract renewal. New contract will run 1/1/2015 through 12/31/2019. The first year stays the same as this past year. The following years would each have an increase of 1% each year (dropped from 3% in past contract. Summerlyn would pay the Quickbooks license fee now, up to \$400. If the fee is any higher, Seascope will take care of, being their decision to use Quickbooks anyway.

Reserve Money. Recommendation by Gail Chickersky and Norman Quynn, from Morgan Stanley. Gail is now working with Norman as she is looking to retire. The proposal is a managed mutual fund program (Trak), primarily 50% fixed income and 50% stock. There is \$117,605 in cash right now. This program looks at style drift, performance, changes in management, etc. Board will review.

Treasurers Report

We are a little over budget on a few areas, i.e. routine common repairs, elevator maintenance and snow removal. Snow removal was discussed. Several Board members felt that we paid a lot for what we got this past winter...that the snow/ice removal wasn't done as well as expected. Part of the problem may be that ploughs are not being used so pavement is not cleaned as closely as maybe possible. Jenn will look at some other companies to possibly use. We use Shore presently. Our buildings are also positioned in such a way that the sun is not helpful on our entrance and sidewalk sides.

Seascope Report

Pool Repair. Third proposal was received. Seascope and the Board feel like Pools and Spas would be our best choice. Their contract was signed. We will get them to verify which blocks will be addressed.

Pool Maintenance Contract for the next year. The Board opted to go with Pools and Spas as well, as they have done a nice job for us, esp. this past year. Our pool sees quite a bit of traffic.

Landscaping-Jenn will be checking when our present contract expires. (Shore)

Reserve Study. A few fees are high and a few too low. Jenn asked company for some revisions to be done. The study was done on a 30-year scope. She asked that it be done for a 20-year scope, as our last study was. Presently, as done, we would see a significant increase in dues.

Several Board member positions are open. Jody, Barbara Garrison and Rick Jenkins are all willing to stay on.

Annual Fire /Sprinkler Inspection will be 10/7/2015. Tracey will accompany Jenn for this. The most recent quarterly test done and the alarm was NOT silenced, as it should have been. Some concern about "false alarms" and people not exiting their units. This will be mentioned at the annual meeting-to please leave the building if the alarm is sounding.

Recycling dumpsters. No pad and fencing to be done. The toters we have now are picked up

hold more than what we presently have. Cost should be less as well this way. They will be placed next to the trash dumpsters and will take up 1-2 parking spaces.

Irrigation tank. (We were short on the technical explanation here.) We have two tanks and the pump was already replaced in one of those. The system has been "rigged" to have the one pump servicing both tanks. We are waiting for the proposal to have this remedied. Aquatec (a company through Shore) is who replaced the pump.

Attic insulation. Jenn to look at our options again. Weather predicted for this winter is not favorable. "Tenting" in the low areas where condensation collects was one option.

Sealing and striping. Job done this summer was not done satisfactorily, esp. at Bldg 1. Spaces are not equal. There are paint drops. Lines are not meeting. There is patching to be done, esp. between Bldgs 1 & 2. There was a lot of confusion as to the areas to be done, areas never blocked off, etc. Basically the job is unfinished.

Faucet @ Bldg 5. Doesn't turn off all the way. Need to rebuild inside. Between \$100-\$200 to fix. Board wondering if we can get inside of the unit next to the spigot to just turn the water off. The faucets were all disabled due to the ridiculous water bills but people have been attempting to use pliers to turn on water anyway and this is causing problems.

Dead trees near Buildings 4/5 have been removed.

New Business

Certain breeds of dogs are not allowed, as in our Declaration. Copy of this to be sent to Owners in violation. The need to enforce this was discussed.

Additional bike rack was discussed. Rather expensive-may budget for the future.

The Board also discussed that we need to have more physical meetings this coming year. E-mail decision-making is not working as efficiently as meeting in person does.

Annual Owner meeting is set for September 6, 2014 at 10:00AM, under the tent near the pool again.

Motion was made to adjourn and was seconded at 11:25AM.

Respectfully submitted,

Tammy Hunsinger, Secretary