

August 29th, 2015 General Meeting Minutes

Meeting Called to order at 11:01 by Dave Falzon

Roll Call – Dave Falzon, Fran Parker, Mike Watson, Greg Amyot, Joe Rotellini, Robert Schlotterer, Manny Mallia, Mike Troisi, and Gary Warzybok were present. Michelle Sulecki was not here. In all 39 residents were present.

Review of minutes – Ron Bearer motioned to accept the minutes as presented, Frank Nestico 2nded. All approved unanimously.

Treasurer's Report – Greg presented the August 2015 treasurer's report. Dues and fees collected total \$40,983.68 as of August 28th, 2015. Actual expenditures year to date are \$28,424.92. The ending balance in the checking account is \$26,469.81. We have \$1,699.21 in a savings account for the bluff. Sue Lauzon motioned to accept the treasurer's report. Hope Brown 2nded. The treasurer's report was approved unanimously. Greg presented the budget. The changes to the budget will net out to zero. The budget will remain with the same total of \$41,150. Cathy Belanger motioned to accept the budget as presented. John Yatros 2nded. The budget was accepted as presented.

Cliff / Bluff / Beach – Mike Watson presented a time line of the recent events from the failure of the seawall through the meetings and subsequent hiring of the engineering company. We received a "Minor" from the DEQ which helps to green light the permits as a repair.

BMJ will write the scope for repairing 120' of seawall, obtain soil exploration, and prepare permits.

Phase 1 costs by BMJ include removing the old seawall, replace the seawall with a thicker steel, repair the jetty, and backfill the bluff with planting new vegetation. All fees and costs listed below total an estimated \$69,000. The planned assessment for phase 1 is \$290. If paid by 12/31/15 the assessment would be \$260.00.

Mike showed the timeline of phase 2. There are still several unanswered questions for phase 2. The objective is to stabilize the bluff and cliff, protect the jetties, and extend the beach. Phase 2 may open up the possibility of a fishing area. The assessment for phase 2 would be through the township and would show up on the winter tax bills. The estimated engineering costs for phase 2 would be \$21,500.

The question was raised if we have competitive quotes. We don't have competitive quotes. We are using an engineering company that is on the list of DEQ approved engineers. The question was asked if there are grants available. There is no money available from the township or the state. We need to ask the question if there is a warranty on the work. The seawall that failed is the original section that was built 30 years ago. The question was raised about the possibility of raising dues for future issues. Dues can only be voted on at the annual meeting in July. The question was raised if we could go in with a neighboring association to get a bulk price for the seawall replacement. The board will follow up with the neighboring associations. There is concern that placing boulders for phase 2 will eliminate our beaches immediately. We don't know the effect that will have or exactly what the plan will be for phase 2. Drainage is a culprit for the seawall failure. We are hopeful the road commission will take responsibility for a portion of the drains. The question was asked if the association had trees removed

from the top of the bluff. We only had 1 tree removed and that tree was dying. Will BMJ engage with the road commission on drainage – only for the section being repaired as part of phase 1. There is a possibility that the sewer project may alleviate some of the drainage issues.

Ken Wilsher motioned to approve the \$290 assessment to cover phase1 engineering and construction costs including the loan on the clubhouse and phase 2 engineering costs. Leo Watson 2nded the motion. The motion was accepted unanimously by all 39 members present exclusive of the board. Dave circulated a list to gather names of the meeting attendees.

Delinquent Dues Collection – On going process. This year we have agreed to pay our attorney \$1,000 per month for the past collection efforts. There are 3 components to the delinquent dues collections. To date we have collected \$21,284.86 in dues and fees directly. We have collected \$14,068.85 under payment plans. We have collected \$12,449.36 from the Banks on foreclosed properties. The total collected for the delinquent dues process is \$47,803.07. We have been awarded judgments in the amount of \$61,536.59 that still owe. Liens have been placed for \$8,763.95. The remaining owed on payment plans is \$39,485.09. The total amount owed is \$109,785.63. There is an unpaid balance to Meisner related to dues collections for \$67,815.77. There is a balance for the malpractice suit of \$17,831.29. There are additional miscellaneous legal fees of \$2,520.09. The net owed to the association is \$21,618.48. There was concern that we are pursuing delinquent dues at a high cost. The board is reviewing the cost/benefit of continuing pursuing legal action for delinquent dues. It was recommended that we escalate the delinquent dues penalties from \$10 to \$100 per notice.

Elections – 4 people ran as trustees and were all elected; Robert Schlotterer, Dave Falzon, Fran Parker, and Greg Amyot. Leo Watson and Tony Canniff counted and verified the ballot.

Blight – John Yatros gave a brief update on the current blight issues. There were 12 structures taken down over the past year.

Raffle Results / Bar-B-Que – 85 people showed up. The event went well again. We are looking forward to doing it again next year.

New Business –

1. We are looking to scrape and paint the stairs at 9:00 am on September 26th.
2. The question was asked what are we going to do about the roads. It isn't the association's responsibility. The township and county are not able financially to do anything.
3. Are there more renters in the subdivision? Yes there are. The house at the end of Cedar is now an investment property.
4. There is concern about dogs on the beaches not approved for dogs.

Mike Simeone motioned to close the meeting. Ryan Bearer 2nded. The meeting adjourned at 12:35pm.