



Seapointe Village Master Association
Master Plan Open House
Saturday June 24, 2017

Attendees: Seapointe Village Master Council members
Tom Sykes from SOSH Architects; John Bray from Atlantic Aquatics; Matt Yeager from Melillo & Bauer Landscape Architects.
Approximately 60 unit owners in attendance.

Seapointe Village Master Council President Stan Cach made opening statements: Seapointe Village is an oceanfront beach and pool condominium resort located in Cape May County, New Jersey. Seapointe Village is a mix of mid-rise condominiums, garden-style apartment condominiums, townhomes, and single family homes constructed on approximately 18 acres of oceanfront real estate. Seapointe Village has over 500 privately owned condominiums with market value ranging from \$225,000 to \$1,000,000.

In 2017, Seapointe Village will be 30 years old. Today, Seapointe Village is a premier oceanfront resort gated family community with 600 feet of private beach water front along the Atlantic Ocean. Seapointe Village encompasses 521 dwelling units which includes (7) member and affiliated condo associations, and (20) dwelling units in one homeowner association.

The Seapointe Village community has many family amenities including: (4) outdoor pools; an indoor pool; (6) hot tubs; (2) tennis courts; a hybrid basketball court; bocce court; 2 fire pits; ocean front food and refreshment hut; community meeting rooms, exercise room; teenage game room; park like seating areas with water features, greenways, water front trellis, gazebos and barbecue stations.

In September 2016, the Seapointe Village Master Council postponed a major rehabilitation project at the ocean front hot tub area. The primary purpose of the project is to renovate and rehabilitate ocean front pool, hot tubs, main pool pumping room and water falls including repair, replacement and rehabilitate the plaza deck's structural members per the structural engineer's directive.

As of June 2017, the oceanfront pool is 31 years old, the Garden pool is 29 years old and the Centre Court pool is 26 years old. The Seapointe Village Master Council has recognized that in the coming 5 to 10 years, these recreational facilities will be scheduled for significant repairs, rehabilitation and renovations.

In addition, the main entry gatehouse is also 30 years old, and needs both exterior and interior renovation to the physical structure. It is important to maintain and improve the iconic visual and structural components. Also for consideration are improving and expanding the

surveillance monitoring capabilities, and improving safety for pedestrians at the main entrance through hardscape design

We continually seek to improve, coordinate and integrate the signage and landscape areas, and will soon be needing to repair and renovate the retaining walls and hardscape at the Pacific Avenue entrance, the Seaview Avenue entrance and the Atlantic Avenue entrance.

Within the next few years, the State of New Jersey and the US Army Corp of Engineers will undertake a significant project along the shoreline at Seapointe Village that involves construction of shore protection dunes. In conjunction with this project, Seapointe Village is planning to construct elevated walkways and seating areas to cross over the dune systems. We want to promote access to the beach for people, beach amenities and emergency vehicles.

In anticipation of these projects, the Seapointe Village Master Council engaged in discussions to identify design professionals, planners and architects with experience in resort areas to develop new concepts that are compatible with and integrate with the existing facilities at Seapointe Village and to begin developing a Master Plan for Seapointe that will guide reinvestment through this next generation of amenities and infrastructure.

The objectives and guiding principles include evaluating the opportunities to enhance, update, renew, and/or expand Seapointe Village's common areas and amenities and their usage cost effectively. We recognize that even though the recreational amenities are aging, they do not look out of date thanks to timeless design.

We are hoping to refresh and renovate the recreational amenities while introducing captivating design elements consistent with the original Seapointe Village design; anticipating and maximizing future value of the recreational amenities and visual infrastructure appeal facilities while avoiding short term trends; and to make sure the physical component construction is appropriate for this environment.

Matt Yeager narrated a Site Analysis that highlighted existing conditions, identified and prioritized areas to address; and provided possible solutions. The site analysis will be available for viewing online through the Association's website spvma.com.

John Bray explained the existing conditions at the oceanfront pool and hot tub area. He identified the leaking conditions at the hot tubs, ineffective operation of the oceanfront waterfall and lagoons; and suggested renovations to improve operational efficiencies. He commented that the kiddie pool and waterfall pool are under utilized. He stated that the main equipment room for the ocean front pool has quite a bit of original piping and filtration. He commented that the equipment should be replaced as part of the renovation of the ocean front pool. He answered questions about the existing equipment, and made his recommendations as to the most effective and appropriate equipment and materials for the ocean front pools.

Homeowner questions revolved around the timing of the projects, and cost of the projects. Master Council provided estimated timeframes that all of the pools, gatehouse, dune walk-overs; entry gatehouse and retaining walls would need to be addressed in the coming years, from immediate to within 10 years.

Seapointe Village Master Council Treasurer Mike Szelak commented that the annual reserve funding contribution (averaging about \$225,000 annually) would be adequate to pay for most of the anticipated work, except for the ocean front pool and hot tub area rehabilitation. In September 2016, the estimated project cost for the plaza deck/ocean front pool and hot tub rehabilitation was approximately \$2.5million.

Additional open house meetings are scheduled for Saturday July 22 and August 19, 2017.