

SEAPOINTE VILLAGE MASTER ASSOCIATION
Open Council Meeting
Saturday, March 7, 2015
10 AM – North Beach Residences

Meeting was called to order by President Stan Cach at 10:05 AM.

Roll Call:	SPV I – Larry Willis	SPV II – Stan Cach
	SPV III – Ben Martorana	SPV IV – Paul Hoelscher
	SPV V – Mike Szelak	SPV VI – Elly Bernstein AWR
	SPV VII – Anton Lemli	

Proof of notice was mailed to homeowners on February 12, 2015. Notices have been posted in all buildings and on announcement boards.

Approximately 25 homeowners were also in attendance.

Approval of minutes

Upon motion by Hoelscher, second by Lemli, the minutes of SPV Master Meeting held December 6, 2014 were accepted as presented and approved by vote of 6-0.

President's Comments: Stan Cach

He welcomed everyone to the meeting, and thanked them for coming. He noted the primary purpose for the meeting is to present the 2015 budget for the Master Association during the Treasurer's Report. He reminded attendees that daylight savings begins tonight, which means to move clocks forward one hour.

He budget is the main business topic. Seapointe Village Master Association is fiscally sound. He noted several reasons – Master Council's diversified and dedicated expertise, a very good job by management and department heads that results in efficient operation; and the support and feedback from SPV owners. Our goal is to develop, sustain and manage Association assets while providing a high level of quality services.

Master Council has followed Fiscal Initiatives since 1997 that define the mission statement and vision for Seapointe. These initiatives include solicit multiple bids, define staff duties and set performance standards, institute annual work plan tied to the budget, monthly financial reports to the Master Council, a proactive preventive maintenance program, action reports, quarterly reviews and meetings, manager's reports and effective communications.

The mission statement for Seapointe Village Master Council is to preserve, protect and enhance the quality of life at Seapointe Village. He correlated this owner feedback guiding the Master Council's actions that define the level of service and enhance amenities such as the beach fire pit, and tie feedback into the budget process.

He noted the Pinnacle exercise room was entirely refurbished with new exercise equipment, free weights, and flooring.

Discussions between Lower Township and Wildwood Crest for Wildwood Crest to assume first response for fire emergency look positive.

President's comments - continued

We received the CAFRA permit from the NJDEP which will allow a natural gas line to be installed to the beach for the firepit and deli-hut.

New entry gates at the Seaview Avenue were installed in November.

Seapointe Village structural engineer's annual inspection of the plaza deck will be scheduled earlier this summer and we will implement his recommendations in the off-season such as waterproofing the landscape bed by the oceanfront hot tubs in the Fall.

We will purchase another surf chair for the beach this coming season.

There will be new signage for the plaza deck and Ibis amenity area.

We will discuss the new beach storage lockers later in the meeting.

We will provide an update on the NJDEP/USACE Shore Protection plan & the Hotel Icona LTPB application during the meeting.

We continue to work toward determining the cause and finding a way to address the sulfur smell in the water.

Manager's report: Jim Yost

It has been a relatively uneventful off-season with routine off-season maintenance projects. The severe cold weather in late February/early March posed additional challenges preventing freeze-ups and finding broken water pipes, dealing with snow and ice. There were several units that sustained broken water pipes as a result of the cold weather.

The village-wide budget challenges this year revolve around insurances (property, flood); and funding annual reserve contributions to recommended levels in the updated reserve studies. Generally controllable expenses have been stable.

Recent legislation will increase fees and assessments that are part of the flood insurance premiums, and we expect increases in flood insurance premiums for the buildings at Seapointe at 2015 renewals.

Lower Township is negotiating with Wildwood Crest for first response for fire alarms. Outlook is favorable and we expect an announcement before Memorial Day.

A total of 56 Seapointe Village condos (SPV & Ibis) are in the multi-listing. There have been no resales to date this calendar year, but 1 unit is under contract as of March 6th.

5 Year fire inspections will be conducted March 18-19-20.

Water heater inspection in the five multi-family buildings shows there are 39 original water heaters remaining. He reminded owners that in the \$25,000 deductible for water damage insurance claims will be charged to the owner of original water heaters if the original heater fails and causes damage.

Treasurer's Report: Mike Szelak

Fiscal year to date He reviewed the handout of fiscal year to date April 2014 through February 2015. Total income is under budget \$16,236 (.07%) Expenses are under budget \$39,086 (1.9%). He projects an overall end of fiscal year balanced budget, and noted a \$19,000 surplus last fiscal year. Income is under budget because reimbursable payrolls are below projection. Expense reductions are seen in almost all controllable areas, particularly payroll. Some expenses for professional fees are high due to CAFRA permit application.

Cash balances are approximately \$634,560, of which \$510,717 is in reserves. He stated there will be approximately \$280,000 in reserve/deferred maintenance contributions this fiscal year, and approximately \$123,000 in reserve/deferred maintenance expenses in fiscal 2014 year to date.

2014 Budget: Mike Szelak

He presented the 2015 fiscal year budget. The \$2,483,421 budget includes a 1% dues increase. A 1% increase translates to \$21,384 total additional dues, and the monthly dues increase in \$3 or \$4 depending upon unit type.

He reviewed the line item detail in the 2015 budget. The increase is attributed to the following expense allowances: an \$8,400 increase for bad debt reimbursement; \$8,000 increase for utility/energy expense allowances, and increases in landscaping

Stan Cach commented about the detail and expense history involved in the budget development process.

Upon a motion by Larry Willis, second by Anton Lemli, the 2015 Seapointe Village Master Association operating budget passed as proposed by a 6-0 vote.

Mike also reminded owners about the collection policy and late payment fees, and that the policy would be distributed to all owners with the 2015 condo fee mailing.

Committee reports:

Landscaping: Jim Yost

The pre-season landscaping cleanup and mulching begins in coming weeks. Habermans is no using the Cape Organic mulch this year for Seapointe, to reduce soil acidity. The landscaping is a hallmark of Seapointe and there are high expectations again this year.

Flower delivery will be last week in April. The 2015 plantings plan follows the 2014 plan with additional white flowers.

The arborist will be inspecting the property before the end of the month. A few trees and pines will be replaced before the season.

The front entry and Seaview Avenue entry will be landscaped before the season.

Beach: Jim Yost

Beach There are no notable changes to the beach during the winter. The outfall pipe is exposed above the sand. Sand elevation toward the dunes is increased several feet toward the back beach sand. On a positive note, the Ibis walkway landing appears to be several feet lower in elevation than in previous years. Beach grading and amenity placement work will begin in late April.

Beach Storage Lockers in response to homeowners' requests, there will be a limited number of beach box storage lockers (4' x 4' x 4') available for seasonal rental in 2015. Demand is expected to exceed availability, so a lottery drawing will be conducted to determine who will be able to rent them. Seasonal rental fee is \$250.

Pools: Jim Yost

Pre-season work will begin March 23. We are tentative about pre-season work related to unexpected damage from severe cold. Pre-season projects include pipe repairs, tile work at Centre Court pool slide, and a new H/C chair for ocean front pool. Pre-season work to be done also includes one new heater for Centre Court pool. Steve McBride & Todd Nally will be supervising the department. Steven will concentrate on getting the pools open for the season, then the daily operations while Todd handles the beach for the summer. So far, about ten from last years life guard staff will be returning, and two new guards have committed. Stump will return to conduct Red Cross certifications.

A copy of the 2015 hours of operation for recreational facilities was distributed.

Personnel & Security: Jim Yost

All four department supervisors are returning.

Custodial has a crew of 6 full time staff. We will add staff in April for pre-season power washing and flower planting. Most of the seasonal crew are returning.

Maintenance department is preparing for pre-season and opening work.

Security operates at 224 hours per week, one per shift plus a second guard daily 9 AM – 5 PM. The beach tag efforts will again include a gazebo at the north end of the beach. Substantial portion of key seasonal staff are returning.

Unfinished Business:

Shore Protection Study Jim Yost and consulting environmental consultant Kristin Wildman met with representatives from US Army Corps of Engineers and NJ DEP in February. There are no changes to the proposed Shore Protection Plan as it applies to Diamond Beach. The report proposes construction of dunes along the entire length of the island to a height of 16 ft, NAVD (existing bulkhead at Memphis Avenue is 11ft NAVD) using back-passing of beach sand already present on Wildwood and Wildwood Crest beaches. Use of existing sand would alleviate blockage of existing outfall lines in Wildwood and Wildwood Crest, reduce street flooding during heavy rainfalls, and was determined to be the least cost alternative than addressed all identified objectives. The report shows construction of this new dune tying into the existing Seapointe dunes. Tentative timetable is for construction to start by the end of 2016, and take 9 months to complete.

Unfinished Business, continued

Shore Protection Plan, continued

NJDEP/USACE seek a dedicated and perpetual storm damage reduction easement to perform the work on Seapointe beaches/dunes. The work proposed to be done on Seapointe property is a very small part of the project. New dunes would be built across the existing North Beach and South Beach dune walkways to tie into existing dunes at their highest point. The existing walkways would have to be eliminated or rebuilt to go up and over the new dunes. There would be some nominal enhancement to the existing dunes to satisfy height and berm width criteria per the plan. The new dunes would adversely affect sightlines at ground level and SPV beachgoers would have to walk up and over these new dunes to go to and from the beach.

Sulfur smell in water

Master Council is trying to determine the source and why the sulfur smell is occurring. One consultant provided a proposal for evaluation and water testing, but the proposal was not comprehensive. Other consultants proposals will be solicited. South Beach Residences are planning flushing their domestic water lines prior to the season.

Hotel Icona

The developer of Hotel Icona appeared at the Lower Township Planning Board in January with an application to expand the hotel. Plans include addition of a 6th floor, new rooftop signage, a small addition to the east end of the building, and relocation of the bulkhead approximately 200 ft eastward onto the beach.

In concert with The Grand, Seapointe Village was represented by consulting environmental engineer Kristin Wildman and legal counsel Karim Kaspar. Jim Yost also spoke at the hearing in opposition to the bulkhead relocation.

The LTRB granted preliminary site plan approval. Final site plan approvals were not granted. The developer requires NJD DEP CAFRA permit for the project to proceed, however expectation is that the NJDEP will reject the CAFRA application.

The developer position is that the USACE/NJDEP Shore Protection Plan for dune creation is in essence a "taking" of his beach which will devalue his property and business. He is seeking to expand the bulkhead eastward to tie into the new dunes being proposed in the Shore Protection Plan, and add parking and beach amenities.

New Business:

5 year LTFO Inspections

The annual municipal fire inspections for the multi-family buildings will be expanded to include inspections of all condo units. This inspection looks for smoke, CO detectors and to ensure other fire safety matters function as designed and intended to prevent/minimize life and property loss and damage in event of fire. These inspections will take place March 18-19-20. Notice has been posted in all buildings and on the SPV Facebook page. Owners will be notified in event of in-unit violations.

New Business, continued

Flood Insurance

FEMA recently released a Fact sheet regarding changes coming to 2015 flood insurance premiums. New surcharges, increases in reserve assessments and increases in add-on fees will result in higher flood insurance premiums at 2015 renewal.

SPV will be soliciting licensed surveyors to update and include accurate information in the elevation certificates.

Public Comment

4-316 asked if the Shore Protection Plan will reduce flood insurance premiums. Response that the Shore Protection Plan is designed to prevent tidal surges, and does not impact information on the elevation certificate that is utilized in determining flood insurance.

2-414 Concerned about whether the Shore Protection Plan recognizes ADA requirements in dune construction.

2-504 Asked about vehicular access to the beach if new dunes are built. Commented that storm surge also is impacted not only by dune height but by beach and dune width. Master Council members commented that there are still many unanswered questions and issues.

1-410 concerns about height of proposed dunes.

2-715 suggested that owners look at the dunes in North Wildwood. The dunes at 5th Street and 15th Street are typical of what the proposed dunes would look like.

2-414 concerned about security of the beach storage boxes. Suggests surveillance cameras.

1-410 commented about effect of winds on the beach firepit..

2-205 commented that there is a spray to control wind blown mulch.

Master Council member Paul Hoelscher thanked Mike Szelak, Jim Yost and other MC members for their efforts in developing the budget. He reminded attendees the extreme cold would affect utility bills.

There were no further questions, and the meeting was adjourned at 11:30am.