

SEAPOINTE VILLAGE MASTER ASSOCIATION
Annual Meeting
Saturday, May 23, 2015
10 AM – Plaza Deck

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

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

Proof of notice was mailed to homeowners on April 29, 2015. Notices have been posted in all buildings and on announcement boards.

Approximately 100 homeowners were also in attendance.

Approval of minutes

Upon motion by Willis, second by Bernstein, the minutes of SPV Master Meeting held March 7, 2015 were accepted by consent as presented.

President's Comments: Stan Cach

After a moment of silent reflection in recognition of Memorial Day, he welcomed everyone to the meeting, and thanked them for coming. The weather this winter was record breaking cold, especially late February into early March. He reiterated the impact of cold and extreme weather on the 28 year old facility, and stated that the village is overall in good condition.

The offseason focus has been continuing the approach to cost effective controls in operations, maintenance and energy, while continuing to fund reserve and deferred maintenance accounts.

The Pinnacle exercise room was refurbished, including all new equipment this off-season, over \$35,000. During the offseason, over \$30,000 in site work including sidewalks, new Seaview Ave gates and ongoing improvements throughout the village was done.

We continue to monitor insurance premiums closely. The property and casualty market is stable, but increases in flood insurance is a concern.

Master Council is monitoring and challenging Hotel Icona beach activities that may have an adverse impact on Seapointe Village owners and residents.

Master Council is monitoring the NJDEP/USACE Shore Protection Plan

He announced that in response to owner comments, 19 beach storage lockers are available this season. Response to the lottery drawing was strong.

He noted the first response for fire alarms is now being provided by Wildwood Crest Fire Company. This should reduce response time and benefit our owners in improved fire rating.

President's Report - continued

He reported the plaza deck consulting engineer conducts annual surveys and inspections, and the 2015 inspection is scheduled for June. Master Council is reviewing the annual reports and in initial planning stage for work around the hot tubs and oceanfront pool waterfall area sometime in the not too distant future.

He noted the landscaping efforts of our long time contractor Haberman Landscaping.

He reported that several long time homeowners and residents passes away this off-season: Sam Panepinto – North Beach; Mike Celuch – South Beach and Lorraine Salsovic – Centre Court.

He reminded owners that annual homeowner receptions will be held in North Beach, South Beach and Pinnacle this evening.

He also reminded owners that entertainment on the plaza deck tonight is provided by Jim Scott.

Manager's report: Jim Yost

He welcomed owners to the meeting.

He acknowledged the staff has been working to have the facilities operating after the long cold winter. Multiple reports of broken pipes, particularly in the townhomes and single family homes have been attributed to extreme cold temperatures.

During the off-season extensive investment and work was done throughout the village, including new exercise room equipment, leak detection and repair at the pools, new benches, concrete sitework, new gates for the SeaView Avenue entrance, signage and lighting. Annual expansion joint work was done on the plaza deck. The plaza deck trellis wood inserts were repaired and coated.

Master Council continues to looking ahead at taking care of the village facilities and infrastructure including the streets, tennis courts, hot tub area, and perimeter walls along Pacific Avenue and Seaview Avenue.

The Master Association continues on sound financial footing, increasing reserve funds while taking care of association assets.

Safety continues to be of importance: he noted the Lower Township Police will continue to be on site during the summer, and an inter-local agreement now has Wildwood Crest providing first response coverage for fire alarms.

Master Council continues to address challenges: the Hotel Icona site plan and beach bar application; the Shore Protection Plan, and FEMA flood insurance concerns.

Managers Report - continued

He noted strengths: landscaping, pools and the beach.

He noted the staff experience and professionalism – supervisors, full time year round staff and many returning seasonal staff

He noted the importance of vendor relationships for dependable, quality performance and prompt response for service, along with strong knowledge of Seapointe Village.

Resale activity is slightly below last year (one sold to date, two under contract). Over 50 units are in the multi-list (about 11%) and SV Realty reports rental activity year to date is slightly ahead of last year.

Summer fitness offerings include pool yoga, zumba in the pool, and beach exercise programs will continue this year.

He reminded owners of the right to quiet enjoyment that all owners are entitled to, and to be considerate of others. He stated that the key rules and regulations handouts are available at the management office, and are distributed to all rental guests thru Seapointe Realty. He reminded owners about general conduct expected to meet the needs and expectations of both residents and rental guests.

Kathy Murphy and Gail Miller are the summer staff for the Association Management Office. Office hours are 9 AM – 5 PM daily thru Labor Day.

He reminded owners of the other village open meetings this weekend, and the various homeowner receptions over the weekend. He announced a DJ would perform under the trellis this evening.

In closing, he encouraged owners to provide email addresses for efficient communication from the Association with owners.

Reports of officers and committees:

Treasurer's Report: Mike Szelak

2014-2015 Fiscal year recap He reviewed the handout, a recap of the unaudited results for fiscal year April 2014 through March 2015.

Overall income is \$14,424 under budget, expenses are \$8,880 under budget, net unaudited variance is \$5,544 negative, within .22%.

Cash balances are approximately \$695,000, increase of over \$100,000 since last year. Included in the cash balances, \$496,488 is in reserve replacement accounts. The May 2012 Reserve Study Update projected \$480,768 in the account in Spring 2015. The 2015 budgeted reserve contribution is \$226,000.

The 2015 budget was presented at the March meeting, which included a 1% dues increase. A 1% increase translates to monthly dues increase of \$3 or \$4 per unit. The 2015 Master budget was included with meeting handouts. The increase is attributed to increases in utilities, and an allowance for bad debt reimbursement.

Landscaping: Jim Yost

The pre-season landscaping work is complete. Flowers arrived April 28th. The flower plan for 2015 continues with begonias, salvia, mandeville, dupont, geraniums and verbenas. Some white color flowers were also added this year. Arbor Care was on site several times this Spring tree and shrub maintenance and treatment, and due to the harsh winter, severe weather damage was noted and treatments are on-going. Bug damage is lower due to harsh winter. Habermans did not use Cape Organic mulch this year. New landscaping will be added where necessary to replace trees and shrubs damaged by harsh winter weather if the shrubs do not rebound properly.

Beach: Jim Yost

The beach layout and additional amenities, including walkways and connectors, the Ibis Lane landing, additional tiki umbrellas, volleyball and tetherball will generally follow past years layout. DEP representatives flagged the dune in early April, and once again, flag placement appears to have moved another 15-20 ft further eastward, so we had to move the deli-hut trailer a bit more eastward. The thatch reed tikis on the beach were set back about 75 ft for this season, based on the CAFRA map for amenity placement. The longer North Beach, South Beach and Ibis beach walkways have been installed, but it again seems like a long walk to the wet sand.

At the May 21 Lower Township Planning Board meeting, the Hotel Icona site plan application was met with public outcry against the tents, and subsequently the applicant withdrew the application. Friday May 22 the Township issued a cease and desist order.

Brian Balestreire will operate the beach deli-hut again for the 2015 season. He has a few minor menu changes, and will continue the evening dinners 2 nights a week. He is uncertain whether the wine sales will take place this summer. Several surveillance cameras were installed.

There are 19 beach box storage lockers for the 2015 season. There were over 60 owners that submitted lottery entries.

The firepit on the beach is still under consideration. Issue is the significant cost for running natural gas lines. Master Council is looking into alternatives.

The beach lifeguard staff is the same as in 2014, mix of older experienced guards with several young staff members.

Two new beach surf wheelchairs are available for the 2015 season.

Pools: Jim Yost

All equipment and heaters are working. Facility opening went fairly smooth, and all aquatics facilities are operating for Memorial Day weekend.

The Ibis pool was closed the week after Mother's Day for annual pre-season maintenance. Ibis pool is open 10am-10pm daily.

Pools - continued

Aquatics supervisory staff includes Steve McBride, and Todd Nally. Alana Gannon is a returning head guard and Jose Otero is second head guard. About half of last years life guard staff will be returning.

Personnel & Security: Elly Bernstein

Seapointe Village benefits from experienced department heads, pre-season planning, and returning seasonal staff. Devon Froeder leads the Custodial Department. Besides the full time year round staff, many seasonal staff are returnees. Wayne Craig oversees the Maintenance Department, which did an excellent job this off-season, particularly dealing with the effects of extreme cold weather. She commented that Maintenance is identifying important utility shutoff locations in homes/unit to make it easier in event of emergency.

Roger Eckhart is the Security Supervisor. The department has mostly returning staff. He is seeking a better quality seasonal staff for 2015. She requested and encouraged cooperation from all owners regarding tag wearing.

She noted additional CCTV monitoring capability on the beach, and elsewhere throughout the village in the future.

Covenants Committee: Regina Stubblebine

She indicated the committee would meet bi-weekly during July and August. Same committee members in 2015 as previous year. She noted Roger Eckhart is cooperative with the committee and the better job he and his staff do, the easier it is for the committee. She thanked owners for their cooperation in following rules.

Unfinished Business

Shore Protection Plan - Planning and design phase is expected to commence in August of this year. The Shore Protection Plan for Lower Township properties has not changed from the plan publicized a year ago. Back-passing excavated sand from bathing beaches will be used to construct dunes with a NAVD height of 16ft and 25ft berm berth. For reference, the Diamond Beach bulkhead is 11ft NAVD. USACE reps claim the post-project beach profile will retain the approximate existing slope of the bathing beaches.

The current timetable anticipates the contract will be awarded in Fall 2016, with work to begin 2-3 months after award. Estimated construction timetable is 9 months, work would average 350 ft per day, work would continue thru summer months.

NJDEP/USACE seek a dedicated and perpetual storm damage reduction easement to perform the work to the Seapointe beach/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 either 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.

Shore Protection Plan - continued

These 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. In exchange for granting a perpetual easement and allowing this work to be done, Seapointe would not have to pay for any dune restoration necessary as a result of damage caused by storms in the future.

The City of North Wildwood, which will greatly benefit from the sand back-passed from Wildwood and Wildwood Crest, is in favor of this plan.

The City of Wildwood is vehemently opposed to the plan, according to Mayor Ernie Trioano. Their objections include concerns about bather safety following the changing beach contour, and the Plan, as it stands, would not address the issue of clogged storm-water outfall pipes. Even with the proposed back-passing of sand from Wildwood beaches, the outfall pipes would still have to be extended. The Plan does not include plans to extend the Wildwood outfall pipes.

The Borough of Wildwood Crest has not taken a public position about the Plan, but WWC Commissioners have been on the record expressing concerns that their own dune system is adequate for shore protection, and also have concerns about adverse effects of dune height increases on tourism and beach accessibility for senior citizens.

Sulfur smell in water

There have been isolated reports of foul smelling and discolored water this spring. Water lines and fire hydrants were flushed in Diamond Beach and the southern end of Wildwood Crest between April 22 and 28. The South Beach Residences domestic water lines were flushed on Wednesday May 6th.

This appears to be a source water problem; when there is little use in units, smell returns, but when there is consistent water use in units, there are no problems with water.

Bocce Court

Plans are for a bocce court on the man-made beach this season.

Rules/Signage

Reminders about no electrical wires in pool/hot tub areas. There is new consistent signage for the plaza deck / Ibis plaza area.

New Business

Memorial Benches – In response to owner requests, the Master Council has established a policy where owners can purchase a memorial bench, with personalized message on the back of the bench in memory of a loved one. Approximate cost is \$1,000 per bench, and each bench has an estimated life span of 8-10 years.

Hotel Icona Beach Bar

Ben Martorana gave the report: At the May 21st Lower Township Planning Board (LTPB) meeting, numerous owners from Seapointe showed up to express their opposition to the Icona site plan application.

Owners from The Grand also expressed their opposition. This attendance made a difference in swaying Board opinion of the proposal.

Icona beach bar was approved by the LTPB in June 2014. In Spring 2015, Icona built beyond their approved site plan, and applied after the fact for approval. The LTPB determined that Icona misrepresented their plan, and in fact all substantial variances were not noted on the application, and were not covered under the existing notice. Subsequently the application was tabled, and Icona must remove all unapproved structures and revert to the plan approved in 2014.

Public Comment

1-611 thanked Ben Martorana for the effort at the LTPB hearing, and expressed concern that Icona beach bar activity will bring in outsiders.

1-205 commented that SPV voted against a beach bar in 2007, and asked why wine sales were being considered. Stan Cach responded that the wine sales program was a 2 year pilot program (for 2014 and 2015) that was endorsed by SV owners in Spring 2014.

1-618 asked about the Icona beach bar, and hours of operation. Response that SPV and LT Police will be closely watching activity this season. Icona indicated bar would be closing by 11pm.

1-312 asked if wine sales liability was considered. Response that legal review was conducted.

1-318 expressed concern about new dunes proposed in Shore Protection Plan.

1-715 stated that Icona beach bar will have adverse effects on entire community. SPV Security will need to be increased, and suggests a fence on the SPV-Icona property line.

3-503 thanked Master Council for aggressive approach to build reserve accounts. Suggests recycling containers on beach/plaza deck.

1-405 commented that sulfur smell bacteria posed a health concern. Stan Cach commented that it is not a pathogenic bacteria.

1-311 asked if Icona will have to take down the tall tent on the beach. Response that unauthorized structures must be removed.

3-512 doesn't like the look of the beach storage lockers. Stan Cach requested owner feedback.

1-611 can there be a restraining order against Icona?

1-312 asked if SPV must have beach bathrooms. Jim Yost response that they are a requirement of the SPV CAFRA permit.

2-707 asks for owner email addresses to be shared. Response that Master Council can not share information without owner consent.

2-416 comments that owner in-person attendance is important at Lower Township meetings. Complains about early morning dumpster noise on trash pickup days.

3-610 asked if we have received documentation regarding WWC first response for fire. Jim Yost indicates it is pending.

3-503 asks if WWC Fire Dept is volunteer. Response – yes.

There were no further questions, and the meeting was adjourned at 11:45am.