

SEAPOINTE VILLAGE MASTER ASSOCIATION
Annual Meeting
Saturday, May 24, 2014
10 AM – Plaza Deck

Meeting was called to order by President Stan Cach at 10:07am.

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
	SPV VII – Anton Lemli	

Proof of notice was mailed to homeowners on April 17, 2014. 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 Hoelscher, the minutes of SPV Master Meeting held March 8, 2014 were accepted as presented 7-0.

President's Comments: Stan Cach

After a moment of silent reflection, he welcomed everyone to the meeting, and thanked them for coming.

The weather this winter was record breaking cold. He reiterated the impact of cold and extreme weather on the 27 year old facility, and stated that the village is overall in good condition.

He noted the Master Council continues to focus on fiscal initiatives and fiscal responsibility. The village is financially sound and quality of life issues are of utmost importance.

He commented that the pools and recreational facilities are operational. One of the lagoon water features is still in process of opening.

He noted the property and liability insurance for the village increased 6% for the November 2013-2014 policy year.

He noted the Village purchased a new Kubota tractor in Fall 2013 for beach maintenance and cleaning.

He noted the storm water sewer drainage system at the south side of the village was video-surveyed and cleaned in Fall 2013.

He reported that the Township of Lower reassessed properties, and as a whole, Seapointe Village property assessments decreased over 19% from 2012 to 2014.

President's Report - continued

He reported the plaza deck consulting engineer conducts annual surveys and inspections, and the Master Council is reviewing the annual reports and planning for work around the hot tubs and oceanfront pool waterfall area sometime in the not too distant future. In anticipation of this work, the 2014-2015 Master Association budget includes an allowance for dedicated funding for this work.

He noted that the Master Council is responding to homeowner comment and feedback by granting permission to the deli-hut operator to move forward with bottle-only wine sales on the beach, and a firepit is planned for the beach this summer, pending DEP permit approval.

He noted Master Council is looking into purchase of new equipment for the Pinnacle exercise room.

He cited challenges in dealing with reports of sulfur smell in the water supply, and the Master Council, thru efforts of Ben Martorana, is working with NJDEP and the Wildwood Water Utility to resolve the matter.

He cited a Shore Protection Report commissioned by the NJ DEP and the US Army Corp of Engineers which includes construction of new dunes along the entire island, using backpassing of sand from bathing beaches. Impact on Seapointe is uncertain, expected to be minimal, and Master Council is monitoring this action.

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, and it has been a short pre-season. 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 work was done throughout the village, including paver and concrete sitework at the South Beach driveway circle, at the paver sidewalks by both the Garden and Centre Court Residences. Annual expansion joint work was done on the plaza deck. Centre Court pool was sandblasted, typical aquatic equipment work was done. The plaza deck trellis framework was also repaired and coated. The wood inserts will be done in the fall. New lighting was also done at the plaza deck trellis.

He noted the Lower Township assessments were reduced 11.6% overall; 12.5% in Diamond Beach and 19.25% in Seapointe Village.

He noted the Lower Township Police will continue to provide first response coverage daily 8am – 4am throughout the summer in Diamond Beach, and the Pinnacle Residences is again offering use of their small meeting room to the LTPD.

Resale activity is on par with last year. Over 60 units are in the multi-list (about 12%) and SV Realty reports rental activity year to date is slightly ahead of last year.

Managers Report - continued

Summer fitness offerings include pool yoga, zumba in the pool, and beach exercise programs.

He reminded owners that the 2014 Seapointe Village Owner's Handbook is available. Hard copy can be picked up in the Association Management Office, it is available on the spvma.com website and also can be emailed to you.

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

2013 Fiscal year recap He reviewed the handout, a recap of the unaudited results for fiscal year April 2013 through March 2014.

Overall income is \$5,160 under budget, expenses are \$47,494 under budget, net unaudited variance is \$42,334 positive, within 1.75%.

He commented that the past 4 year budgets total \$9.49 million, and performance to budget shows a \$50,000 deficit during that time, a .5% variance.

Cash balances are approximately \$593,000, increase of \$120,000 since last year. Included in the cash balances, \$285,000 is in reserve replacement accounts. The May 2012 Reserve Study Update projected \$321,760 in the account in Spring 2014. The 2014 budgeted reserve contribution is \$226,000.

The 2014 budget was presented at the March meeting, which included a 2% dues increase. A 2% increase translates to monthly dues increase of \$8 per unit. The 2014 Master budget was included with meeting handouts. The increase is attributed to increases in insurance premium allowances, utilities, and an allowance for the plaza deck hot tub area rehab.

The accountants will be in Wildwood the period of June 2-6 to conduct field work, and we expect draft audited financial statements before Labor Day.

Landscaping: Jim Yost

The pre-season landscaping work is complete. Flowers arrived May 5th. This year, the number of flats of flowers was held at 700. The flower plan for 2014 again replaces impatiens with begonias, salvia, mandeville, dupont, geraniums and verbena. Some white color flowers were also added this year. Arbor Care was on site early May for tree and shrub maintenance and treatment, and due to the harsh winter, treatments are on-going. Habermans used Cape Organic mulch again this year for most of Seapointe.

New landscaping will be added where necessary to replace trees and shrubs damaged by harsh winter weather if the shrubs do not rebound properly. New planters have been added at the Garden Residences entry.

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 60 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. South Beach landing gets three new 6' benches this 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.

Off-season projects completed include: bonding certification at oceanfront and Garden pools; Ibis filter sand was changed in all filters; Ibis pool motor rebuilt; new heater for Ibis pool and oceanfront pool, repair of tile at top and bottom of Centre Court slide, installing a water meter for front pool and repair a frozen spigot water line at the Ibis pool. Centre Court pool was sandblasted.

Since work was done last October, we did not have to drain, acid wash or paint the Ibis pool this Spring. We noted minimal deterioration to the plaster surface since the pool was painted. Ibis pool is open daily.

Aquatics supervisory staff includes Steve McBride, and Todd Nally. Alana Gannon is a returning head guard and Jose Otero will be promoted to second head guard. Josue Santiago assisted with the pre-season pool maintenance and painting. 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 has replaced 2 departing staff members with seasonal custodians with maintenance abilities.

Roger Eckhart is the Security Supervisor. The department has mostly returning staff. Focus will be on tag checking toward the southern side of the beach. She requested and encouraged cooperation from all owners.

Long term planning includes possible gatehouse expansion to improve pedestrian safety and to allow for additional CCTV monitoring capability in the future.

Covenants Committee: Regina Stubblebine

She indicated the committee would meet bi-weekly during July and August. Need representative from Single Family Homes. 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.

Unfinished Business

Beach Wine Sales - After the March open meeting, Master Council distributed a survey to owners regarding a proposal made by beach deli-hut operator Brian Balestreire to partner with Hawk Haven Winery to try by-the-bottle wine sales as part of his plan to enhance afternoon and evening activities and deli-hut sales.

His plan includes a separate gazebo for the wine sales; price per bottle in the \$20-\$40 range; expanding sales of appetizers, more healthy food choices, and theme evenings with movies and music. Brian indicated the license approval process will take 60 days.

Over half of the owners (262 out of 499) responded to the survey. Vote was 183-79 in favor of this proposal. Legal counsel and our insurance agent advised Master Council to ensure proper safeguards, insurances, licenses and indemnifications are in place.

New Business

Exercise Room Refurbishment – Master Council has established a \$30,000 budget for new equipment for the Pinnacle exercise room. The room itself has been in use since 1992, and the California multi-station, the single largest piece of equipment, is original, and dominates the room. While still functional, there has been homeowner comment in recent years regarding replacement. The room also includes three treadmills, three elliptical machines and two exercise bikes. The exercise room is filled to capacity. We have proposals for new equipment and an improved layout.

Public Comment

5-409 suggested CCTV in the exercise room. Response that there already is a camera in the room.

7-216 commented that some owners don't want aggressive tag checking at the southern end of the beach. Response that at the Fall 2013 open meeting, homeowner comment supported tag checking efforts at the southern end.

2-707 requested clarification about the wine sales. Response that it would be bottle only, and the purchaser has to be the person to open the wine. This arrangement is typical at BYO restaurants in Cape May, and the winery, Hawk Haven, has this arrangement with several BYU restaurants.

1-618 commented that the Pinnacle exercise room is too small, and there is not enough equipment.

1-311 supported the idea of storage lockers on the beach.

1-617 suggested an email from the Security Department when there is a unit entry.

3-311 commented that the wireless internet service from Pinnacle Residences is password protected, and it should be open. Several other comments about lack of signal in various areas.

1-311 asked if the beach tractors doing work on the Grand/Ikona beach can be parked on the north side, not on Seapointe side of their beach.

3-311 asked about pool bonding. Response that Seapointe pool bonding is inspected by the municipality annually.

3-503 supports more beach tag checking at the beach and pools.

3-505 Supports the dog rules – 25#maximum, not permitted on the plaza deck or beach during bathing hours.

There were no further questions, and the meeting was adjourned at 11:25 AM.