

**SEAPOINTE VILLAGE MASTER ASSOCIATION**  
**Annual Meeting**  
**Saturday, May 26, 2018**  
**10 AM – Plaza Deck**

Meeting was called to order by Master Council Member Ben Martorana at 10:10 am.

**Roll Call:**      SPV I – Gene Rozzi/ Larry Willis                      SPV II – Stan Cach- AWR  
                         SPV III – Ben Martorana                                      SPV IV – John Ferrara  
                         SPV V – Mike Szelak    SPV VI – Elly Bernstein-A/R  
                         SPV VII – Anton Lemli

Proof of notice was mailed to homeowners on April 12, 2018. Notices have been posted in all buildings and on announcement boards.

Approximately 120 homeowners were also in attendance.

**Approval of minutes**

Upon motion by Szelak, second by Ferrara, the minutes of SPV Master Meeting held March 3, 2018 were accepted by consent as presented.

**Opening Comments: Ben Martorana**

He noted Master Council members Stan Cach and Elly Bernstein had previous obligations and were unable to attend. He noted Manager Jim Yost is having emergency surgery today and is (obviously) unable to attend.

He welcomed owners to the meeting, and called for a moment of silence in honor of those we remember on Memorial Day; veterans, first responders, those families sacrificing for our military.

SV Master Council President Stan Cach had a previous family commitment and was unable to attend the meeting.

The Annual Meeting starts the summer season at Seapointe. Optimism and positive atmosphere throughout the Village. Landscaping, pools and beach look alive.

He reminded owners of the Seapointe Village Mission Statement – to preserve, protect and enhance quality of life at Seapointe Village. He stated that the Seapointe Village Master Association is fiscally sound, and has a pro-active maintenance program.

Master Council correlates its agenda to be in line with the mission, while being aware of owner feedback guiding Master Council actions to adjust service levels and enhance/expand amenities.

We've invested over \$137,000 in improvements and replacement to facilities and equipment this off-season. We've invested over \$40,000 in site work including retaining wall repairs and upgrades, catch basin rehabilitation at Garden and South beach, and side walk areas; \$10,000 for pool work; storm water system inspections; beach amenity upgrades; replaced 4 BBQ grills and ongoing improvements throughout the village.

**Opening Comments, continued**

item driving the Master Council agenda this year:

Continue to work toward providing owners with information about the plaza deck hot tub area rehab concept plan.

Shore Protection Plan –working with our consultants, monitoring government actions, and determining best long term strategy for Seapointe.

We continue to monitor beach activities on our neighboring beaches

**Manager's report:** Ben Martorana gave the report

The staff has been working to maintain the village infrastructure, facilities and amenities, plaza deck beach and pools. We are evaluating the stormwater system, conducted video inspections of suspect lines, and having pump capacity evaluated.

Also conducted testing of pool return lines and preseason evaluation of all pool/ hot tub equipment.

The Master Association and Village budgets are generally on target for fiscal year end 3/31/2018.

Safety continues to be of importance: the inter-local agreement with Wildwood Crest providing first response coverage for fire alarms continued thru 2019, LTPD and First Response will be present in Diamond Beach.

Master Council continues to monitor the Shore Protection Plan, FEMA flood insurance concerns, and the potential for a higher minimum wage.

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. Swiftreach community outreach notification service in place

He reminded owners about general conduct expected to meet the needs and expectations of both residents and rental guests.

State Housing Inspections – still pending, State Dept rep states inspectors are “behind schedule” and they will notify us.

Resale activity is steady - (4 sold year to date, four under contract). 31 units are in the multi-list (28 last year same time) and SV Realty reports rental activity year to date is slightly ahead of last year.

SV homeowners – Dale LoMonaco (Pinnacle 308) passed away in March and Tom Keating (NB 700) passed away 2 weeks ago.

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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.

Reminded owners of the other village open meetings this weekend. SV I & V this afternoon; SV IV, III and VII Sunday

### **Reports of officers and committees:**

#### **Treasurer's Report: Mike Szelak**

2017-2018 Fiscal year recap He reviewed the handout, a recap of the unaudited results for fiscal year April 2017 through March 2018.

Overall income is \$430 over budget, (resale contributions; miscellaneous income is down; reimbursable payroll over budget)  
Expenses are \$3,850 over budget, (professional fees under budget; insurance under budget; operating and beach supplies over budget; pool operations under budget; payroll over budget; electric under budget)  
unaudited variance is \$3,420 before depreciation and adjusting journal entries .14% negative variance.

Cash balances are approximately \$825,408.

Included in the cash balances, \$619,311 is in reserve replacement accounts, which is ahead of the where our Capital Reserve Study Update projected our reserve funds.

Fiscal 2017-18 Reserve and Deferred Maintenance expenses were \$234,087, of which \$97,000 were for professional fees related to oceanfront hot tub project; and \$137,000 for the improvements (\$40,000 site work; \$10,000 pool-related).

#### 2018 Budget

The 2018 budget was presented at the March meeting, which included 2% increase in condo fees. The 2018 Master budget was included with meeting handouts.

The year end audit work will be performed by St. Clair, CPA Solutions. Their fieldwork is scheduled for the week of June 4-8, and final statements issued in early September.

#### **Landscaping: Ben Martorana**

The pre-season landscaping work is complete. Flowers arrived April 24<sup>th</sup>. The flower plan for 2018 continues with begonias, salvia, mandeville, dupont, geraniums and verbena. Some white color flowers were also added this year. Arbor Care was on site several times this Spring for extra tree and shrub maintenance and treatment.

New landscaping will be added where necessary to replace wind damaged trees and shrubs

**Beach:** Ben Martorana

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. Walkways extend out 240-280ft.

DEP representatives flagged the dune in early April, flag placement very favorable.

Master executed a 5 year lease with Brian Balestreire to operate the beach deli-hut again for the 2018-2022 seasons. He has a few minor menu changes, and will continue the evening dinners several nights a week.

The beach lifeguard staff is led by Steve Sorenson in 2018, again a mix of older experienced guards with several young staff members.

CAFRA notice for adjacent beach Club at Atlantis...typical requirement for notice to nearby property owners. No action necessary.

Icona appears to be expanding their beach setup (with a new name) and some new beach lifeguard structures.

There are a total of 50 beach box storage lockers for the 2018 season, assigned by drawing.

The USFWS beach in Diamond Beach is closed to foot traffic 4/1 thru 9/30/2018 to protect migratory shore birds.

Shore Protection Plan

At last update, DEP Project Manager Chris Constantino indicated several factors are slowing the project, citing significant public comment regarding the project, and the fact that easement agreements have not yet been resolved with private property owners in Wildwood.

The Coastal Barrier Beach Replenishment Act– regulatory agency action by USFWS is diverting time to address sand nourishment in resource areas. North Wildwood is included as is Diamond Beach – this is further slowing down the project.

Construction will likely not happen before late 2019/early 2020.

Tenatively, DEP meetings with the general public will be held in the Wildwoods sometime this summer.

Joe Lomax also reports that The Grand submitted their CAFRA permit applications (2 & 22) in similar fashion as Seapointe, to allow The Grand to construct their dunes to the USACE design standards.

Litigation Update

Statewide litigation reports challenges to the State's exercise of eminent domain powers on the basis that the takings were not properly authorized by legislation - beachfront properties in Bay Head, Brick Township, Mantoloking and Point Pleasant Beach.

Efforts of the State are geared to obtain or reclaim fee simple ownership of riparian lands. The legislative scheme developed over the past 100 years focuses on having municipal agencies undertake shore protection efforts, but this policy (which had been followed for decades prior to Hurricane Sandy) was surreptitiously modified – without any new legislation or regulations- after Sandy by following an Executive Order entered by the Governor in 2013 which mandated that the NJDEP undertake these efforts without cooperation or participation by the municipalities.

The appellate briefs are now due on 6/9/18 for the property owners (Midway Beach and Bayhead). The State has until 7/9 and then he has until end of July to submit reply briefs. Then wait for oral argument date, likely not to take place until late 2018 or early 2019. He refers to: 1) the Midway Beach case regarding arbitrary taking to improve the dunes to the USACE standards; and 2) the Bay Head appeal.

**Pools:** Ben Martorana

Pools are open. Challenging weather in early May slowed progress. Pre-season work included pipe leak repairs, concrete repairs and front and centre court, and tile repairs at centre court. Coping tile caulk replacement is in progress...ocean front done, Centre Court to be done next week.

Aquatics supervisory staff includes Steve McBride, and Steve Sorenson. Jose Otero is a returning head guard. There will quite a few new guards this season.

Updated NJ Public Bathing (pool) rules are in effect for 2018.

**Personnel & Security:** Ben Martorana

Seapointe Village benefits from experienced department heads, pre-season planning, and returning seasonal staff. Mel Casanova 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 rainy weather.

Roger Eckhart is the Security Supervisor. The department has mostly returning staff. He requested and encouraged cooperation from all owners regarding tag wearing. Linda Kelly returns as Beach Ambassador.

**Covenants Committee:** Ben Martorana

The committee will meet bi-weekly during July and August if needed. Same committee members in 2018 as previous year. 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**

#### Master Plan - Design Professionals

Ben stated that the Master Council has been working with the design professional and our construction consultant Merrell & Garaguso toward defining costs for the project. Objective is for Master Council to schedule another open meeting during the summer to unveil the plan, present the costs, and seek homeowner vote on the matter.

### **New Business**

None was presented.

### **Public Comment**

2-700 expressed disappointment there was no discussion of the hot tub project. She resides several hours away and is unable to attend meetings during the summer.

1-606 claims volleyballs courts are too close to the tiki huts.

1-517 asks if freestanding umbrellas are permitted in the pool areas. A- no, they are not.

1-410 questions if owners are voting as to which hot tub rebuild plan will be done.  
Answer is yes, owners will vote.

2-615 requests to vote on the concept plan.

1-410 states the Seapointe Village logo is used on Morey website.

7-512 requests poison ivy along walkways be cut back. Asks if there is an alternative to Comcast.

4-316 states trees on plaza deck are too tall, blocking views and devaluing property.

2-404 asks about costs for hot tub area rehab. Ben states issue will hopefully be discussed at upcoming meeting in a few weeks.

1-410 asks if waterfall is being replaced. Rental guests she surveyed are against doing away with waterfall.

1-410 commented it is hard to make comments on SV website.

1-318 asks if new trellis waterfall height will obstruct views?

1-517 personal preference to eliminate waterfall and save money

3-610 prefers to retain a waterfall.

There were no further questions, and the meeting was adjourned at 11:15am.