

SEAPOINTE VILLAGE MASTER ASSOCIATION
Annual Meeting
Saturday, May 28, 2016
10 AM – Plaza Deck

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

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

Proof of notice was mailed to homeowners on April 28, 2016. Notices have been posted in all buildings and on announcement boards.

Approximately 125 homeowners were also in attendance.

Approval of minutes

Upon motion by Bernstein, second by Willis, the minutes of SPV Master Meeting held March 5, 2016 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. He commented about the flag raising, and solemnity of lowering it to half-mast. He asked all veterans in the crowd to be acknowledged.

The Annual Meeting starts the summer season at Seapointe. Optimism and positive atmosphere throughout the Village, and the 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.

The 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. He noted the firepit on the man-made beach and the additional beach storage lockers.

There are two major items before the Master Council this year: the Plaza deck/hot tub area rehab update scheduled to take place in the Fall; we are working with our design consultants to rehab and enhance the area, which is 30 years old.

Also, the Shore Protection Plan, in which we are working with our consultants to determine the best long term strategy. Master Council wants to be ahead of the issue, and we are relying on special legal counsel and monitoring litigation throughout the State. Master Council objective is to maintain ownership and control of our beach and ensure property protection.

He mentioned the replacement cost valuation update \$123 million, increase of \$12million since 2009 which ensures proper levels of insurance coverage.

President's Report - continued

We've invested over \$200,000 in improvements and replacement to facilities and equipment this off-season, including beach enhancements such as the service pavilion, longer walkways, beach utility vehicles, storage lockers. We've invested over \$20,000 in site work including sidewalks and curb cuts for barrier-free access and ongoing improvements throughout the village.

Master Council continue to monitoring Hotel Icona beach activities

We lost several long time homeowners and residents this off-season: Dr. Lewis Khella – North Beach; Sandi DeClassis – South Beach; Doris Yarczower – Garden; Mike Szczyck – Pinnacle; Matt Balkovic – Townhomes; Jim Frees – Ibis; and Dave Bard – former original owner and Council member in North Beach.

He reminded owners to replace original appliances, and to minimize change of water damage by changing water heaters, ice maker lines, washer hoses, turn off water when leaving.

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.

He thanked the owners for attending and for their participation in making Seapointe Village the premier location on the Jersey Shore.

Manager's report: Jim Yost

He welcomed owners to the annual meeting.

The staff has been working to maintain the village infrastructure, facilities and amenities, plaza deck beach and pools. We are working to renovate the Pacific Avenue signage, looking ahead to the crow's nest gazebo, and the Garden lagoon waterfall.

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. Village budgets are generally on target.

Safety continues to be of importance: he noted the Lower Township Police will continue to be on site during the summer, and the inter-local agreement with Wildwood Crest providing first response coverage for fire alarms continued thru 2016.

Managers Report - continued

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.

The crows nest gazebo will be replaced later this year.

The firepit on the man-made beach is new for 2016, along with enhanced landscaping and an upgraded BBQ grill area.

The gameroom has been modified toward a teenage audience, with foosball, air hockey and a large HDTV.

Parking gate exit has been made card-free for 2016. Rental guest access cards will only work at the main entrance.

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.

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 Jim Scott would perform under the trellis this evening from 6-10pm.

Reports of officers and committees:

Treasurer's Report: Mike Szelak

2015-2016 Fiscal year recap He reviewed the handout, a recap of the unaudited results for fiscal year April 2015 through March 2016.

Overall income is \$17,983 over budget, expenses are \$15,549 over budget, net unaudited variance is \$2,434 positive.

Cash balances are approximately \$837,564, increase of over \$130,000 since last year. Included in the cash balances, \$660,311 is in reserve replacement accounts. The May 2012 Reserve Study Update projected \$667,546 in the account in Spring 2016. The 2015 budgeted reserve contribution is \$226,000.

Treasurer's Report, continued

The 2016 budget was presented at the March meeting, which included no change in condo fees. The 2016 Master budget was included with meeting handouts.

The year end audit work was awarded to St. Clair, CPA Solutions. Their fieldwork is scheduled for the week of June 13-17, and final statements hopefully issued in early September.

Landscaping: Jim Yost

The pre-season landscaping work is complete. Flowers arrived April 26th. The flower plan for 2016 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 tree and shrub maintenance and treatment. Haberman used 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, and was refurbished at Garden pool and the ocean front pool area.

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. An additional 50ft have been added to the North Beach, South Beach and Ibis beach walkways.

A new service pavilion has been built for the deli-hut area. Two new beach utility vehicles were purchased. There are a total of 50 beach box storage lockers for the 2016 season.

Brian Balestreire will operate the beach deli-hut again for the 2016 season. He has a few minor menu changes, and will continue the evening dinners 2 nights a week. He is implementing the wine sales this summer.

The beach lifeguard staff is led by Steve Sorenson in 2016, again a mix of older experienced guards with several young staff members.

The Beach Improvements Sub-Committee will have meetings scheduled early this summer. Interested owners should notify the Management Office.

Pools: Jim Yost

All equipment and heaters are working. Despite challenging weather in early May, facility opening went fairly smooth, and all aquatics facilities are operating for Memorial Day weekend. A new handicap chair was purchased for Garden pool.

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

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

Personnel & Security: Elly Bernstein

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 extreme cold weather.

Roger Eckhart is the Security Supervisor. The department has mostly returning staff. She requested and encouraged cooperation from all owners regarding tag wearing.

Covenants Committee: Regina Stubblebine

She indicated the committee would meet bi-weekly during July and August. Same committee members in 2016 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

Plaza Deck Hot Tub Area Rehabilitation – The updated site plan was available for review. Final design work to be completed within 30 days. Construction manager is working on plans and specifications for bid solicitation in July. Construction is expected to begin in October 2016, to be complete for Spring 2017. Hot tubs, water fall pool and adjacent areas will be reconstructed. Project will be financed partially from existing reserves and from a special assessment. Amount of the assessment to be announced at the September 2016 open meeting.

Shore Protection Plan - 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.

Shore Protection Plan - continued

Master Council has retained Stockton University Coastal Research Center to evaluate our dunes compared to the USACE dune design. SPV dunes essentially meet the USACE plan, except for walkway areas. No current timetable for the Shore Protection Plan in the Wildwoods has been announced.

Seapointe Master Council approach is to maintain control of our beach, avoid litigation but will not cede control to State or Federal government.

Man-made beach

A new firepit was installed on the man-made beach for the 2016 season. It will be open until 9:30pm. The new firepit will not allow smores, and be intended for an older crowd. Plans are for a bocce court on the man-made beach this season.

New Business

Beach Improvements Sub-committee – In response to owner requests, the Master Council has established a beach improvements committee for input and ideas for how to improve the Seapointe beach.

Public Comment

1-312 asked about the crows nest gazebo. He was told that it would be replaced, and the Master Council was looking into alternatives. He commented that he likes the existing structure.

1-714 likes the new firepit.

5-203 asked about when bocce would be available.

3-203 suggests the new firepit be kept smores-free. Owner in 1-219 and 1-406 supported that comment.

2-411 suggests a regulation stop sign at the west gate.

5-101 suggests music throughout the common areas of the village.

1-410 suggested the Ibis pool building doors be kept locked in the off-season.

1-312 asked why we have to maintain the Memphis Avenue restrooms. Comment that it is a CAFRA permit requirement.

3-610 asked why a special assessment would be necessary for the hot tub project. Stan Cach explained that some items involved in the project are included in the reserve fund, and some (such as structural plank repairs) are not.

3-503 commented that the new hot tub design looks the same. Should have had more re-design. Stan Cach explained that the objective is to repair and improve the facility without making major changes that could potentially have adverse impact on owners.

1-319 asked if there can be evening swim hours at the front pool/ complaint about reserving of tables and chairs.

2-416 asked about grill hours. Response that grills outside pool areas are open until 8:30pm. Suggests longer hours.

5-203 asked if Centre Court pool can be open daily. Jim Yost responded that availability of life guards make it difficult.

1-311 asked about timing of special assessment. Response that expect assessment information at September meeting.

1-205 Is there an estimate/limit on scope of work. Comment that cost will be to replace in-kind as possible.

7-412 asked if there was an estimate of assessment. Response that no estimate at present.

3-505 commented about plaza deck project. Asked how these were related. Response that this area being done now was not done when plaza deck rehab was done in 2004-2005.

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