

**SEAPOINTE VILLAGE MASTER ASSOCIATION**  
**Open Council Meeting**  
**Saturday, September 10, 2016 10 AM – Plaza Deck**

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

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

Proof of notice was mailed to homeowners on August 11, 2016. Notices have been posted in all buildings and on announcement boards.

Approximately 75 homeowners were also in attendance.

**Approval of minutes**

Upon motion by Elly Bernstein, second by Mike Szelak the minutes of SPV Master Meeting held May 28, 2016 were accepted as presented and approved by unanimous consent.

**President's Comments:** Stan Cach

He welcomed everyone to the meeting, and thanked them for coming. He asked for a moment of silent reflection for victims of the 9/11 terrorist attacks.

He noted the good weather all summer, especially dry and hot through July and August.

He commented that the September meeting traditionally served as an evaluation of the summer season. He noted that the complex is 29 years old, and still remains a beautiful facility. He noted it was a reasonably good season.

He commented that the beach improvements committee held meetings over the summer, and made recommendations that will be discussed later in the meeting. He noted there were 50 beach storage lockers this summer.

Later in the meeting will be discussion of the plaza deck hot tub area rehab project. Master Council has been working with design consultants to address repairs to the structural planks, install a new waterproof membrane and to redesign the hot tub and landscape areas.

There will be an update on the UASCE/NJDEP Shore Protection Dune Plans.

Seapointe representatives will be meeting with Lower Township officials to evaluate first response this summer. There were several emergency calls and there are concerns about response time. WW Crest fire response was well received.

He reminded owners to replace original appliances, to minimize chance of water damage by changing water heaters, ice maker lines, washer hoses, and to turn off water when not in residence.

**President's Comments – continued**

He noted the passing of original Centre Court owner Art Santorini this summer.

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

**Manager's report: Jim Yost**

Generally it was a very positive summer experience for those who were at SPV for the season. Long hot dry weather throughout the summer, and fortunately, the tropical storm scare last weekend was not a "worst-case" scenario.

It was a consistent season, demonstrating that the experience of the staff and the procedures and systems are in place to ensure stable operations. We are beginning the post-season evaluation of equipment and facilities as part of off-season planning.

The "free-out" exit gate change worked well this summer. Rental guest access card limitations to require access through the main entry gate worked well.

The expanded man-made beach area and addition of the fire pit, bocce court and BBQ grill area was well received.

It was a strong season for rental activity. There are 13 resales year to date, and 3 under contract, and 36 units listed for sale (7%).

He noted the Lower Township emergency response times were a concern, and there would be conversations with Township officials. Wildwood Crest fire response was excellent.

He reminded owners about the off-season preparation checklists, most important to shut off water and maintain inside temperatures above 55 degrees.

He acknowledged the office staff, especially Kathy Murphy and Gail Miller for their efforts this summer, and noted the off-season office hours (Saturday mornings and closed Sunday) would begin next week.

He thanked the Master Council and staff for their efforts and support this season.

**Reports of officers and committees:**

**Treasurer's Report: Mike Szelak**

2016 Fiscal year to date recap He reviewed the handout, a recap of the unaudited results for fiscal year April through August 2016.

Total income is over budget \$4,091 on \$1,082,161 income. Expenses are under budget \$50,856 on \$1,097,244 budgeted expenses. Overall a net positive variance ytd of \$54,947, or 4.5%.

**Treasurer's Report – continued**

Cash balances are \$696,770. He mentioned the timing of reserve funding, that reserves are funded during the second half of the fiscal year, when operating expenses are lowest.

He noted the accountants issued draft audited financial statements, and the village Councils are setting up conference calls to review the reports in coming few weeks. He Noted their report recommended that reserve studies be updated at least every 5 years, and Master Association report was last updated in May 2012.

He noted the insurance valuation was done in early 2016 and the updated valuation would be reflected in the upcoming insurance package renewal in November.

**Landscaping: Jim Yost**

2016 was a good year for landscaping. There were some changes to the design and flower selection. Placement and color scheme were very good this summer. Lyn Taylor's design plan and product recommendations gave us maintainable flowers that provided colorful flowers, green leaves, and strong growth throughout the summer.

Some of the flowers, shrubs and trees are showing signs of stress attributed to the extended hot dry period during July and August. The irrigation system can only provide so much water, and without rain, more plants showed signs of dehydration this season.

There were minor problems with shrub infestations this season. Arbor Care was on site regularly throughout the summer to attend to these problems.

Haberman did their usual efficiently professional job maintaining the landscaping throughout the property. They pruned and trimmed in late June to address the trees and shrubs on the plaza deck that obstruct owner views. We will do a post-season walk-thru with Haberman before the end of September.

**Beach: Jim Yost**

2016 was a very good season for beach use. Weather conditions could not have been better. The 2016 beach layout included longer walkways across the soft sand and moved the tiki umbrellas back closer to the dunes. Additional trash cans were placed along the walkways. The centralized location of the 50 beach storage lockers worked well.

We have an excellent beach lifeguard crew, and they served effectively this summer. Steve Sorenson has a low key management style for the beach guards. The older more experienced guard staff and a pro-active attention to ocean bathers resulted in no significant ocean rescues to report this year.

Former beach lifeguard Linda Kelly assumed the position of "Beach Ambassador" in late July, and she roamed the beach for the rest of the summer, making sure beach users were aware of rules and regulations, enforcing tags and generally monitoring behavior.

**Pools:** Jim Yost

Aquatics Department had another fairly smooth, uneventful season. The pools and hot tubs operated well, equipment performed well, water quality was maintained very well throughout the season, and routine maintenance/custodial work was done according to schedule.

Weekly testing of water quality for our pools and hot tubs was consistently good and the unannounced Cape May County pool inspection in early July was 100% satisfactory for all facilities again this season for the 7th year in a row. This is a testament to Steve McBride, his head guards and his pool maintenance team. Excellent effort from head guards Emily Miller and Jose Otero must also be noted.

Overall lifeguard staff turnover was low, but staff departures through the month of August led to a lot of overtime from mid-August through Labor Day weekend. There were 10 instances where an aquatics employee worked over 70 hours in a work week. There were 4 reported rescues in the pool this summer, including 2 at Centre Court slide.

**Beach Improvements Committee:** Elly Bernstein

The Beach Improvements Committee met this summer. Participants included Elly Bernstein, Chris Modrzynski, Kim Snyder, Suzanne Adam, Bob Campbell, Tony Milanese, Dick Sabonjian, and Mario Giamichelle.

The group's identified priorities were amenities and aesthetics. They looked at Icona and Club Atlantis facilities for enhancement ideas. Their suggested improvements include a new deli-trailer, as the existing trailer is near the end of its service life. The Committee suggested replacement this coming off-season.

They recommended a seating area tent including a tent, deck and tables. Additional suggestions included palm trees around the enhanced seating area and improved signage for the deli-trailer. A 20' x 30' tent for a section of the seating area in front of the deli-trailer is part of the plan for 2017.

They also discussed beach recreational amenities including: the volleyball court are too close together; they suggested to buy better nets and to purchase court lines; they recommended purchasing beach games such as corn hole, horseshoes, and spike ball.

**Personnel & Security:** Elly Bernstein

She began her report by recognizing that many returning beach lifeguards, that used to work over the years, but now return if needed to fill in during the summer.

She appreciated that the staff is experienced in handling the issues that arise during the summer.

She acknowledged the management office staff for their professionalism and dedication. She praised the department supervisors for their dedication and prompt response to whatever village needs arise.

### **Personnel & Security, continued**

She noted the staffing challenges this summer in custodial, security and aquatics. She also noted former beach lifeguard Linda Kelly assumed the position of "Beach Ambassador" in late July, and she roamed the beach for the rest of the summer, making sure beach users were aware of rules and regulations, enforcing tags and generally monitoring behavior. This approach was well received and will continue in 2017.

### **Unfinished Business**

Plaza Deck Hot Tub Area Rehab Project Update: The project will not go forward this year. The Master Council was planning and was prepared to move ahead with the project, but as the designers and consultants worked on the area, their design and scope expanded to include not only the repair of the structural planks and replacement of the hot tubs, but also to include replacement of the waterfall pool, replacement of the lagoon and the redesign of the pool equipment rooms. Costs also increased as the design expanded.

There was a pre-bid meeting in August, and eight contractors initially expressed interest and four submitted bids. The bid range received was widespread, and Master Council had difficulty understanding the bid comparisons. The bids have not been fully evaluated, but the plaza deck repair is approximately \$1.2million; the waterfall pool, hot tubs, pool equipment room and lagoon redesign is about \$1million. Landscape and hardscape costs are about \$280,000. Ultimately, Master Council decided that they were not ready to implement the project at this time.

The structural engineer conducted his annual plaza deck inspection and determined that the structure will perform for a few additional years, but deterioration continues at a rate that requires continual annual monitoring, and will need repair within a few years.

The Master Council decided that the project will be done within three years, which will allow time to look into redesign and to get a bigger picture and longer range vision to incorporate other projects, such as the dunes, front entry and other amenities to meet 21<sup>st</sup> century standards and a 25 year useful life. These other projects under consideration also have costs.

The Master Council is not prepared to present any plan at present, there will be no project this offseason, nor will there be an assessment at this time. Master Council will go back to the designers for concepts, and will solicit ideas from membership next season.

Master Council would estimate the long range projects, including infrastructure and capital improvements would be approximately \$3million.

There was a brief question and answer period.

5-314 inquired if Master Council was still accepting bids. Response that Master Council relied on the construction manager to identify qualified bidders, and Master Council is not soliciting bids from other contractors at present.

5-314 question about use of existing reserves to finance the project. Response that some components are reserve items, some components are infrastructure and some components are capital improvements, and these items are not financed from existing reserves.

Plaza Deck Hot Tub Area Rehab Project Update, continued

3-503 thanked Master Council for stepping back to look at overall features.

2-404 asked for clarification if 8 contractors submitted bids. Response that 4 bids were received, and that Hill (construction manager) is breaking down the bid details.

3-300 asked if there is a timeframe when work must be done. Response that the plaza deck is structurally sound, but deterioration is taking place and Master Council sees 3 years as a timeframe.

5-409 asked for the timeline for submission of ideas from SPV owners. Response that Master Council wants to engage designers to present concept plans. Master Council will present concept plans to owners next summer.

2-615 asked total soft costs to date. Response that costs are contracted, but the comprehensive plan will change arrangements with consultants. Professional fees are \$155,000 to date.

Shore Protection Plan Update: The design phase of the project is funded. USACE is proceeding with final design, preliminary estimate is for the project to begin in Fall 2018. We are looking to get cost estimates to bring the dunes into compliance with the USACE design, also including the Memphis Avenue hardpack vehicle access and Dune walkovers and landings.

Our legal counsel is monitoring ongoing NJ litigation.

Seapointe Village Master Council objective is to maintain control, and not to turn over control of the dunes and beach to the State or federal government agencies.

**New Business**

None was presented

**Public Comment**

5-405 Suggested more beach trash pickups in late afternoon

3-612 Asked Master Council to extend hours for the firepit on the man-made beach till 11pm. Master Council agreed.

1-205 Asked for the oceanfront pool to be open later than 4pm during post season.

1-311 Commented that there is too much smoking on the beach, more signs needed.

3-503 Suggests a shaded area on the north side of the plaza deck.

3-610 Signs are needed at the man made beach firepit.

1-402 Likes the bocce, suggests shuffleboard

There were no further questions, and the meeting was adjourned at 12:05 pm.