

**SEAPOINTE VILLAGE MASTER ASSOCIATION**  
**Open Council Meeting**  
**Saturday, September 13, 2014 10 AM – Plaza Deck**

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

<b>Roll Call:</b>	SPV I – Gene Rozzi/Larry Willis	SPV II – Stan Cach
	SPV III – Ben Martorana	SPV IV – Paul Hoelscher
	SPV V – absent	SPV VI – Elly Bernstein
	SPV VII – absent	

Proof of notice was mailed to homeowners on August 8, 2014. Notices have been posted in all buildings and on announcement boards.

Approximately 40 homeowners were also in attendance.

**Approval of minutes**

Upon motion by Larry Willis, second by Elly Bernstein the minutes of SPV Master Meeting held May 24, 2014 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 noted that Sept 17<sup>th</sup> is Citizenship Day and Sept 19<sup>th</sup> is National POW/MIA Day and asked for a moment of silent reflection for victims of the 9/11 terrorist attacks.

He commented that the September meeting traditionally served as an evaluation of the summer season. He noted that the complex is 28 years old, and still remains a beautiful facility. He noted it was a reasonably good season. He reminded owners that the Association mission is to preserve the quality of life at Seapointe Village.

He noted the crowds were lower in June and July, and increased closer to capacity in the first three weeks in August.

Typically this is time of year Master Council and management evaluate summer season operations and strive to improve. During the summer of 2014, the overall operations, recreational facilities and landscaping were very positive. Our focus continues to be to cost effective controls in operations, maintenance and energy.

We're looking ahead this offseason for typical maintenance planning and capital needs for the pools and recreational facilities. Already on the off-season schedule are new parking gates for the Seaview Avenue entrance, new equipment for the Pinnacle common exercise room, resurfacing of the tennis courts and refurbishing the perimeter fencing; and an additional surf chair for disabled residents and guests.

The annual plaza deck inspection was conducted in August. Typical off-season maintenance, expansion joint sealants and waterproofing one planter by the oceanfront hot tubs is being planned.

**President's Comments - continued**

We will continue to monitor the Shore protection study being conducted by the New Jersey DEP and the US Army Corp of Engineers.

We are pleased and hopeful to report that officials from Lower Township are negotiating toward an arrangement for Wildwood Crest to provide first response for fire, police, emergency services to Diamond Beach.

On August 26<sup>th</sup>, Seapointe Village Security Guard Mike Barth's immediate response and action to extinguish a dryer fire in TH 214 prevented significant property damage. He was overcome by the smoke and suppression material from the extinguisher and ended up spending a night in the hospital. The dryer fire in was caused by mechanical failure in a 25 year old appliance.

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. He suggested homeowners have insurance and make sure contractors they use have insurance certificates.

Thanks for attending and for 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. Low crowds in June and July, busy in early August and generally temperate weather throughout the summer.

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.

This season, recreational programs included beach yoga, beach fitness, pool yoga and aquazumba and swimming lessons. All were well received and should be continued next year. The Association did not incur any expense nor realize any income from these activities.

There have been 11 resales to date this calendar year, and 2 more under contract as of Sept 10. (8 thru first 8 months of 2013) There are 62 units, or about 12% of Seapointe Village/ibis condos are for sale.

He reiterated Stan's comments regarding the dryer fire incident, the exemplary efforts of Mike Barth.

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

**Manager's report, continued**

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:** Jim Yost

2014 Fiscal year to date recap He reviewed the handout, a recap of the unaudited results for fiscal year April through August 2014.

Total income is over budget \$679 on \$1,054,270 income. Expenses are under budget \$53,356 on \$1,144,595 budgeted expenses. Overall a net positive variance ytd of \$54,035, or 4.7%.

Administrative expense variances are related to CAFRA permit filing fees and engineering services. Operating expenses and department controllable expenses have been well managed. So far, electric and gas are well under budget.

Cash balances are \$567,454, \$178,000 greater than same time last year. He mentioned the timing of reserve funding, that reserves are funded during the second half of the fiscal year, when operating expenses are lowest. Annual reserve contributions are budgeted at \$280,920.

He noted the accountants will issue draft audited financial statements in coming month.

**Landscaping:** Jim Yost

2014 was another strong year for landscaping design effort. The flower selection, placement and color scheme were spectacular this summer. Kudos to Lyn Taylor for her design plan and product recommendations for maintainable flowers that provided colorful flowers, green leaves, and explosive growth throughout the summer.

There was no noted problems with flowers or shrub infestations reported this season, although porchulaca did seem to fade in late August. The fullness of flowers in landscape beds seemed to result in fewer weeds also.

Haberman did their usual efficiently professional job maintaining the landscaping throughout the property. They pruned and trimmed twice in season. Their June pruning addressed the trees and shrubs on the plaza deck that were obstructing owner views.

Post-season walk-thru with Haberman will take place next week. The post-season walkthru with Lyn Taylor was done at the end of August. Lyn identified that flowers at the front entry area did not present as well as others throughout the village. Through end of August, total Haberman invoices are \$82,207, about \$6,000 higher than same period last year. Difference in 2014 is attributed to early season planting to replace mature and winter-damaged shrubs.

**Beach:** Jim Yost

Comments about the beach were generally positive this summer. The same basic amenity layout has been in use the past 6 seasons, with the change that the tiki umbrellas had to be moved back closer to the dune area to stay within the approved area for amenity placement. The beach didn't seem to grow as much eastward this year as in past year.

Kim Torres took over beach raking this season. She worked 3 hours every morning this summer raking the beach and developed a very efficient raking system, attested by the clean, groomed beach and significant reduction in diesel fuel expense this summer compared to previous years. The new tractor performed very well.

Beach lifeguards served effectively this summer. Todd Nally did a nice job as beach guard supervisor. Staff was an overall older more experienced guard staff, and a more pro-active attention to ocean bathers, there were no significant ocean rescues to report this year.

The non-smoking policy on the beach was also generally a non-issue. This year there were only a few reported incidents of smoking on the beach.

Tag check efforts on the beach were across the entire beach, but were somewhat inconsistent this year depending on perspective. The tent was not manned this year, due to two dedicated tag checkers, and reduced security staffing levels, and perhaps absence of the tent eliminated a possible deterrent to unauthorized beach use.

80 seasonal beach tags were sold - \$5,700 and 248 daily tags were sold.

After a very slow start attributed to late school dismissals and low population numbers, August was a very good month for the beach deli. Brian continued evening dinners twice a week and eliminated the weekend entertainment. He indicated that the menu additions were well received, but the traditional items are best sellers. The beach chair and umbrella rentals were comparable to last year. He is still pursuing the agreement with Hawk Haven for bottle wine sales on the beach.

The Seapointe Beach-CAFRA permit is in final review for 60 days expect to be issued in late October.

Meetings with NJDEP are proposed sometime this fall to discuss the shore protection study impact to Diamond Beach. Date is to be determined. The study proposes 16 ft dune height, using sand drawn from the beach. Earliest likely commencement would be 2016

Amenities will begin being removed from the beach this coming week.

**Pools:** Jim Yost

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

Challenge continues to be staff departures through the month of August led to a LOT of scheduled overtime from mid-August through Labor Day weekend. We estimate that total lifeguard hours to staff pools from Memorial Day thru Labor Day weekend is approximately 17,000 hours, and the department totaled about 11,000 hours this summer. There were six reported rescues in the pool this summer, including 4 at Centre Court slide and 2 at Ibis pool.

Steve McBride worked every day this season and gave a solid, consistent effort this season in his handling of the guard staff, scheduling and taking care of the day-to-day operation of the pools and hot tubs. Excellent effort from head guards Alana Gannon and Jose Otero must be noted.

Weekly testing of water quality for our pools and hot tubs was consistently good and the unannounced Cape May County pool inspection in July was 100% satisfactory for all facilities again this season for the 5th year in a row.

A new handicap chair will be installed at front pool. We continue to identify leaking pipes.

For the off-season, Ibis indoor pool is open 10am to 10pm daily.

**Personnel & Security:** Elly Bernstein

All departments worked productively and effectively this summer, and she noted efforts of supervisors Wayne Craig, Steve McBride, Roger Eckhart and Devon Froeder.

Actions by two security staff members should be brought to your attention. Saturday August 2<sup>nd</sup> a guest reported his cargo carrier was stolen. Angel Legaretta's diligent effort to search the parking garage, locate the carrier in another guest's car and report his findings were instrumental in recovering the stolen cargo carrier, making sure the carrier was returned to the owner, and to gather enough evidence to enable the Lower Township Police Department to identify the person that stole the carrier.

On August 26<sup>th</sup>, Mike Barth's immediate response and action to extinguish a dryer fire in TH 214 prevented significant property damage. He was overcome by the smoke and suppression material from the extinguisher and ended up spending a night in the hospital.

The two tag checkers were very effective at pools, communicated their activities very well, but needed additional support for beach tag checking.

Off-season Security staffing levels will again decrease to 224 hours per week, allowing for one guard per shift, plus an 8-4 person daily.

**Covenants Committee:** Regina Stubblebine

The Committee reported a very quiet summer, scheduled 4 meetings, but cancelled all but one of them. She recognized committee members as well as participation of Security Supervisor Roger Eckhart. She also thanked SPV owners that follow the rules.

**Unfinished Business**

Beach/firepit amenities: The beach firepit will be in place for the 2015 summer. The CAFRA permitting process delayed the firepit for the 2014 season. We will look into beach storage lockers for the 2015 season.

**New Business**

Seaview Avenue parking gates: The two parking access gates will be replaced this fall. Cost is approximately \$8,500 plus site work. The two existing gates will be retained for spare parts to maintain the gates at the main entrance.

Exercise Equipment: The Pinnacle common exercise room will be refurbished with all new exercise equipment this fall. Proposal from GymSource for cost of approximately \$32,000 was approved and authorized, along with new padded flooring.

Tennis court resurfacing: Master Council will be soliciting proposals for resurfacing the tennis courts, work to be done in Spring 2015.

Trellis inserts: The trellis framework was refurbished and painted in Spring 2014. The gray wood inserts will be refurbished and painted during the off-season.

**Public Comment**

- 4-203 Asked if road resurfacing was in immediate plans. Response that it is not immediate to resurface all roads, but inspection and evaluation of roads/street surfaces was performed annually.
- 4-203 Wants more signage regarding no kids in hot tubs.
- 4-316 Expressed concerns about dredging and shore protection / dune plan. She offered to look into ramifications in Maryland of dredging. Expressed concerns about safety. Response that Master Council is also relying on guidance from experts in the field regarding wave action and beach replenishment, but acknowledged uncertainty of fill in.
- 3-610 Commented that need to change rule so kids are not allowed in gated areas.
- 2-416 Asked if there was an emergency preparation plan for hurricanes. Response that SV has emergency plans, put into action during the 2 recent mandatory evacuations in 2011 and 2012.
- 2-511 Commented that cleaning out vents is important to prevent dryer fires.

- 5-112 Expressed concern about fire response from Lower Township.
- 2-701 Commented that even burnt toast can set off building fire alarms if not vented properly
- 2-416 Commented about noise complaints against Club Atlantis beach bar.
- 4-316 Suggested that a representative from rental offices at the open meetings.  
Comments about rental guest behavior and concerns that 31 of 51 Garden units are rented by SV Realty.

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