

Seapointe Village II - South Beach Residences
Annual Meeting
Sunday November 6, 2021
Meeting conducted by video-conference

The Open Meeting of the Seapointe Village II Condominium Association was called to order by President Stan Cach at 10:17 AM.

Proof of Notice Notices of the council meeting and the meeting materials were distributed on September 18 & October 11, 2021.

Roll Call: Council members in attendance were: President Stan Cach; Secretary Rick Snyder Vice Presidents Vic Romano and Tom Fitzpatrick and Treasurer Ray Nisivoccia. Homeowners representing the following units were in attendance: 417, 517, 603, 212, 701, 313, 607, 504, 401, 516,318, 704, 711, 500, 708, 611, 501.

Meeting Minutes: Upon a motion by Tom Fitzpatrick and second by Rick Snyder, the minutes of the SPV II Open Meeting of September 12, 2021 accepted and approved.

President's Report : Stan Cach
He welcomed everyone to the meeting.

He thanked the staff for their performance during the season.

The proactive maintenance program/exterior façade inspection report was done in May. Contractor will start on site in the coming week to address items identified in the report.

The structural engineer performed a structural inspection of the South Beach Residences in September, and no structural issues were identified.

We are in permitting process to extend the stormwater outfall pipeline.

The Shore Protection Dune Project is scheduled to start in late 2023. Following a meeting with municipal DEP and USACE officials, Seapointe Village sent a comprehensive position statement to Lower Township.

Atlantic City Electric has it on their schedule to replace the transformers outside Pinnacle and South Beach Residences this off-season.

The annual roof inspection took place in October, and the contractor addressed any suspect areas.

Reminder than no permanent coverings, such as hard tile or carpet is permitted on balconies. Reminder that wallcoverings are not permitted on the interior side of outside-facing walls.

Stormwater system upgrades are planned for the ff-season to replace pumps, enhance drainage and install a backup generator in event of power loss to the pumps.

Reminded owners that SV II has a no smoking on balconies policy.

SV II has been investing in assets over the past few years, and completed projects including elevator modernization, flooring replacement in the common areas, new domestic water pump system, new common HVAC systems.

He reminded owners to report any concerns regarding the building exterior, windows and sliding patio doors to the management office to be inspected. If you have any failed window sashes (cloudiness between the panes), please advise the management office.

Treasurer's Report: Ray Nisivoccia

He presented the financial report for SPV II for the period April through October 2021. Income is \$2,810 ahead of budget, expenses are \$5,081 over budget. Insurance makes up the negative expense variance

Cash on hand \$209,795 as of October 31.

\$11,199 in condo fee delinquency. 2 owners delinquent over 60 days (\$10,974)

29 owners are participating in the ACH auto-payment of condo fees.

Manager's Report: Jim Yost

Insurance renewals come up later this month. Market is difficult due to COVID concerns. Expect minor increases in umbrella coverage, fidelity and Officers insurance; moderate increases in liability insurance and significant increases in property insurance.

The federal flood insurance program has been restructured as of 10/1. The new rating structure will affect our premiums next year.

Water valve replacement will be done for 408 later this month, water will be turned off to the -08 stack units for a day.

The end-of-season checklist was distributed with the meeting materials.

Will be working on enhancing the beach walkway entry from Ibis Lane this off-season. Installing new submersible pumps for the storm drainage system, a new drain line.

14 unregistered bikes were removed from the SV II bike room.

He commented that the off-season building carpet cleaning, elevator brass refinishing and routine cleaning, maintenance plan would be in effect.

Contractor is scheduled to start work on the oceanfront buildings this week, addressing repair items identified in the R. J. Kenney report. In the spring of 2021, R.J Kenney did an overall inspection of the building. There are minor issues with sealants and cracks in EIFS, but overall the building waterproof system is performing well.

Work across all three buildings is expected to take 4 weeks.

He reminded owners about water damage prevention – Owners are reminded to replace original water heaters, replace plastic ice maker lines, and replace original washer hoses. Replacement of these items will help prevent water damage caused by failure of these items. The SV II Council approved that SV maintenance staff inspect units to make sure plastic ice maker lines and original water heaters have been replaced. SV II Council reminds owners that the insurance deductible for water damage claims is \$25,000. Owners that are negligent in that they fail to replace original water heaters, fail to replace plastic ice maker lines, or fail to shut off water lines when appropriate (leaving the condo) are liable for the cost of damages up to the amount of the property insurance deductible.

Reminder to remove window screens, remove balcony furniture and turn off water when vacating the condo.

Unfinished Business

The lobby/interior upgrades will take place this off-season. Lighting improvements have been performed. Wallcoverings and furniture has been ordered. Expect to start next month and be completed by March.

New Business

Unit inspection Resolution - SV II Council discussed interior inspections of each unit annually and at change in ownership. Purpose of the inspection will be to make sure there are no permanent balcony coverings such as tile or carpeting, and that there are no wallcoverings on the inside of exterior walls.

Motion by Nisivocchia, second by Fitzpatrick, passed 5-0.

Homeowner comment that the timing of the annual inspection should be in off-season, and owners should be given notice.

Trash compactor – existing compactor is 14 years old, due for replacement. SV I is replacing theirs this off-season at a price not to exceed \$16,301. SV II will replace the compactor before next season. Motion carried 5-0.

Unit 705 sheriff sale - The Association may attempt to purchase the unit with the intent to resell, use any proceeds to reduce the amount of the uncollectible condo fees and special assessment. Association is not trying to make a profit, just to reduce loss. The Board members announced this effort during the meeting.

Election

Four candidates are running for three positions: Tom Fitzpatrick, Shelley McKinley, Vic Romano and Rick Snyder. A total of 46 ballots were returned. SV II owner Frank Rinaldo and Seapointe Village office assistant Kathy Murphy tabulated the ballots. 42 votes for Fitzpatrick, Romano and Snyder, 8 votes for McKinley. The candidates with the 3 highest number of votes are elected for a two-year term.

Public Comment

401 asked about water heater replacement. Stated electric service is not adequate to install a tankless system, but tankless systems are more efficient compared to regular water heaters.

401 also asked about resort internet service. Jim Yost stated that another SV building looked into it a few years prior and the cost was \$45-50,000.

Being no further comments or questions, the meeting was adjourned at 11:30 am.

RESOLUTION

of the

SEAPOINTE VILLAGE II CONDOMINIUM ASSOCIATION, INC.

WHEREAS, Seapointe Village II Condominium Association, Inc (the "Association") was created and exists by virtue of a Master Deed recorded in the office of the Cape May County Clerk on June 9, 1988; and

WHEREAS, Article VII, Section 7.01 of the By Laws provides that the property, affairs and business of the Association shall be managed by the Board of Trustees which shall have all those powers granted to it by NJ state law, the Master Deed and the By-Laws; and

WHEREAS, Article VII, Section 7.18 of the bylaws provides that the Board of Trustees of the Association has the power and authority to establish, adopt and enforce rules and regulations ("Rules and Regulations") covering the operation and use of the Common Elements, Limited Common Elements, and the Units; and

WHEREAS, Article VII, Section 7.18 of the Bylaws provides that the Board of Trustees may exercise all powers necessary to carry out the functions of the Board as set forth in the Master deed and By Laws; and

WHEREAS, the Master Deed of the Association defines balconies and patios as a "Limited Common Element" providing that such areas, while limited to the exclusive use of the adjoining homeowner, are actually a part of the "Common" area of the Association and not a part of the real property owned individually by the unit owner; and

WHEREAS, over the years certain unit owners have made modifications to their units that adversely affect the Common Elements and Limited Common Elements of the Association; and

WHEREAS, our concrete seven story building is exposed to severe environmental conditions being located at the New Jersey shore with the Atlantic Ocean coastline as beach frontage. We are acutely aware of what high salinity and high humidity environment with weather extremes and water infiltration can do. The building's infrastructure exterior façade is the first line of defense to protect our structure from water and moisture intrusion because problems tend to start from the exterior surfaces and if left unattended migrate into the structure and deteriorate the structure's integrity and weaken its strength. The Association, under the direction of their consulting engineers, has undertaken the building's exterior rehabilitation and improvements and implemented the ongoing proactive maintenance programs to protect the structural components of the concrete and the imbedded reinforcing steel. The building's structural integrity must be sustained to insure it is not compromised by unspecified and / or unapproved additions or modifications; and

WHEREAS, following the advice of its consulting engineer the Association Board has previously passed a resolution prohibiting carpeting and tile permanently attached to the concrete balcony and patio surfaces of the units; and

WHEREAS, following advice of its consulting engineer the Association Board has previously passed a resolution prohibiting permanently attached wallcoverings on the interior of the outside exterior facing walls following the 2007-2008 exterior rehabilitation project; and

WHEREAS, this Resolution was duly introduced and therefore adopted at a regularly scheduled open meeting of the Board at which a quorum was present, by a majority of the members of the Board; and

NOW THEREFORE. BE IT RESOLVED on this 6th day of November 2021, that the installation of carpeting and/or tile permanently attached to the exterior balcony or patio surfaces shall be always prohibited on the Common Elements and Limited Common Elements of the Association; and

- a) Any proposed floor covering type, details, samples and material and installation specifications being considered by an owner for use on the limited common of the Seapointe Village II building's balconies and patios must be submitted to the Association Management Office, and reviewed consistent to the Association's consulting engineer's approved acceptable material, type and installation specification and expressly approved to be allowed to be placed and installed on our building's exterior balconies and patios; and
- b) Any floor covering installed inconsistent to the Association's approved specifications must be removed at the owner's expense; and
- c) Any damage to the building's exterior balcony or patio caused by the improper installation of the owner's floor covering or material or type of acceptable covering is the sole responsibility of the owner for all the costs for any building repairs and rehabilitation including all the removal costs, repairs and the proper replacement of the building's exterior infrastructure and improvements consistent to the Association's consulting engineer's approval, as may be undertaken by the Association's contractors at the Association's discretion; and
- d) The maintenance of the owner's installed floor covering including routine water proofing is at the owner's expense per the acceptable and approved flooring specifications; and
- e) The Association reserves the right to access the balconies and patios for the building's exterior improvements, maintenance, repairs and water proofing; and
- f) The attachment of any object or thing to the building's exterior by penetrating the building's exterior or impacting or damaging the building's exterior surface is strictly prohibited.

NOW THEREFORE, BE IT RESOLVED on this 6th day of November in the year 2021, that the installation of permanently attached wall coverings to the interior face of the outside exterior-facing walls shall be always prohibited in the Seapointe Village II Condominium Association; and

BE IT FURTHER RESOLVED that the Management of the Association shall, in accordance with requirements of the documents, conduct annual unit inspections and unit inspection at the time of ownership change of the units to ensure compliance with these rules and notify the Association Council and respective unit owner(s) of any violations; and

BE IT FURTHER RESOLVED that this Resolution shall take effect in accordance with the requirements of the documents and with the date included in the Notice to the residents. Any unit owners determined to be in violation of this Resolution shall have thirty (30) days to bring the unit into compliance. The Association shall confirm compliance at 30 days and shall act to bring the unit into compliance if the unit owner has failed to do so and charge unit owner for all expenses.

BE IT FURTHER RESOLVED that this Resolution was adopted by a unanimous vote of the Seapointe Village II Council on November 6, 2021.



Stan Cash, SV II President

Rick Snyder

11/28/21

Rick Snyder, SPV II Secretary