

September General Board Meeting
October 21, 2018



Called to order at 10:06

All Trustees present except Dave Lauro

Motion to accept Secretary minutes from September made by
Tom Angelucci - second by Carol Hatz

Treasurer's Report

Spent \$33,383.00 (\$12,000.00 less than last year)

Unique Expense \$1,100.00 random CAT rental

OP fund	\$306,790.00
R&R fund	\$302,107.00
Total	\$608,897.00

Motion to accept made by Theresa De Cero - second by Tom Angelucci

Joe Finlaw

- ARC reviews
 - Unit #88 approved pending setback review
 - Unit #79 approved

Carol Hatz

- The flower pots were a successful fundraiser for garden club.
- The garden club will be adding color and plants to the park. Anyone who would like to join the garden club, please do.

Theresa De Cero

- The offseason calendar is on the web site.
- Please update contact information even if has not changed; there is an additional question this year regarding REMIND.

There was an incident reported to me in the park one night last week regarding a water leak at one of the units and the contact information for the owner was invalid. I went to the area in question and called Dave Herwig for assistance. He turned the water off, located the leak under the trailer and another resident luckily had the owners number and called them. We were permitted to enter the unit to make sure there was no damage inside.

Your contact information is essential for emergencies such as the one I just described. We currently only have 123 updated forms for the 307 units in the park.

Tom Angelucci

- Discussed the hot dog stand. He gave his email address Tangelucci@rcn.com and cell number (610) 513-0653 for anyone wishing to volunteer. He also stated that new ideas are welcomed.

Mike Pangburn

Reminded owners that they are responsible for knowing their property boundaries. If you have to get a survey it is expensive.

Discussed residents parking in other peoples driveways without permission. The office does not have cars towed. You can call the state police or just leave a note on the car asking them not to park on your property.

Please use correct dumpster when disposing trash, recyclables and bulk.

New Business

Bathhouse B

Carol discussed the work done by J & K

She stated that the garden club will plant flowers in the spring.

The parking bumpers will be power washed.

Joe Finlaw said that lots of ideas come from the community and going forward those ideas should be submitted to the office.

Resident issues

- Unit #268 - Three issues
- There was an issue with the gate being broken for 10 days and no one was notified. Security is only here on the weekends. Residents should have been notified of the problem and when it was expected to be repaired.
- Cable issue - There was an outage in the park. It was not a resident issue. There was no communication to the residents.
- Mail issue - Why aren't packages being delivered in the park by the post office? Who gave the Board permission to stop packages? This is my permanent/mailing address. There was no communication to residents that USPS was leaving slips in the office for residents to pick up packages at the post office as instructed by someone at Bayberry.
- Unit #255 - stated that there are sometimes 10 slips in the office to pick up mail can't we figure out how to accommodate everyone.

As a result of these issues there was much discussion.

Tom Angelucci said that whoever made the decision to stop packages was wrong.

Joe Finlaw said that the board is discussing ways to reorganize the mail and all points discussed were valid.

Theresa De Cero stated that she has listed on her agenda for the board to discuss adding a board member to the REMIND app so that emergencies can be communicated to residents when the office is closed.

- Unit #112 Stated that he sent a REMIND text to his pickleball contacts to notify comcast there was a problem since comcast was telling people who called that they had to receive 15 calls to consider it an outage.

- Unit #307 - Comcast issue - Who's job is it to contact comcast? Mike Pangburn stated that if you have a comcast issue you call comcast and if you have an electric problem you call the electric co. The office is not responsible for resolving resident utility issues.

At which time there was continued discussion stating that it was a park outage and comcast wanted to hear from a manager in the office.

Theresa De Cero stated that Cheryl Murphy called Comcast and was on the phone with them for a half hour and she also posted the number to call on facebook and notified residents that they could come up to the pavilion to watch TV.

- Unit #293 asked if there was an ARC review submitted for Unit #298. She reported that a non-licensed contractor who lived in the park was doing work in that unit. Mike said he would look into it.
- Unit #255 What projects are going on now and in the future?

Theresa responded:

- A split rail fence is going up in the front area near the propane tanks. 2 quotes were received from USA fence and Dennisville Fencing. We opted for Dennisville \$484.49
- is a temporary four foot green chain link fence with double gate being There put up on Skimmer Rd. Again 2 quotes were received from same fencing companies and we opted on Dennisville \$1,061.45
- A 24x8 concrete pad will be laid to expand dumpster area to the wall of the game room with a 10 foot chain link fence. Again 2 quotes opted to go with Dennisville \$700.00
- An 8x10 wood shed for the well house will replace the rotted one. \$1,099.00
- New compactor will be delivered mid-November. Rudco offered us \$350 for old one. Earthlink may offer more we are waiting to hear from them.
- Bruce sanded down the concrete tables at the pool area.

- Unit #138 - There are not many people left in the park this time of year. Can we put together a list so we know who is here in case of emergency or safety issues. Hugh said that we'll get emergency numbers posted on the website but we can't get a list of owners still in the park. Dave Herwig suggested that residents share their phone numbers and keys with their neighbors.
- Unit #98 stated that there is an alarm going off constantly in the unit next to him #97. Mike said he would contact the owner.
- Unit #309 Back to the comcast issue. He was told that once it was reported as an outage, comcast would come out.
- Unit #255 - Asked if there were job qualifications and descriptions for staff. Barry said yes but we can not discuss employee issues at a general meeting. Tom said all staff members should address or help resolve issues as they come up. Staff members should never say, "It's not my job"
- Unit #294 - What will the new LED sign be used for? Social events
- Unit #255 - The LED sign was never discussed in previous meetings. Theresa responded that it was discussed in the September meeting.
- Unit #112 - What is the process for answering emails sent to the Board? Theresa responded it's on her agenda to discuss at the executive board meeting.

Motion to close 11:14 made by Hugh Delborrello Second by Tom Angelucci

The above minutes represent the undersigned's interpretation and any understanding of what took place at the meeting. Any misunderstanding or misinterpretation should be forwarded to the undersigned - in writing - for incorporation into the minutes.

Respectfully Submitted,

Theresa De Cero

Secretary