

# Seashore Lines Camper Resort Condo Association Meeting

## August 17 2014

### Opening

- Pledge of Allegiance
- Moment of Silence
- Call meeting to Order at 10:10 AM
- Proof of Notice of the meeting or certification as to waivers
- Roll Call
  - President -Anthony Petro present
  - Vice pres -Matt Palendetti present
  - Secretary -Andy Scheller present
  - Treasure -Jerry Brock present
  - Operations manager -John Fetrow present
- Minutes of last meeting-Due to the fact but there was not a quorum the last meeting there was no business conducted.
- Treasure's Report
  - Treasurer went over the itemized report. He reported that all bills have been paid on time. He also explained that the township and the state were raising fees uncontrollably to make up for the tax revenue they have lost due to our reduced taxes. . One of our units had been foreclosed so we will not be getting the condo fee for that unit. By recommendation of the finance committee Condo fees were to be reduced by \$50.00 per year. Replacement reserve will get \$200 per year per unit instead of the \$250. He stressed the importance of owners meeting to pay fees in a timely manner. Our insurance issue is complete since there are only two insurance companies that sell the insurance our type of insurance we cannot shop around. We're locked into our current insurance company for two years.
- Collections
  - 15 sites were showing as not paid with five showing partial payment. Some sites showing not paid for actually paid their condominium fee that had put the wrong site number on their check. This year's payment schedule would be the same as last year.
- Annual audit
  - The audit has been completed with no findings.

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- Payroll Budget for the rest of the season and over the winter
- 2014-2015 Budget
- Operations manager
- Only trees that are on common ground will be removed by the park.
- There are electrical problems in the front of the park. Some units have lost partial power. The issue is being discussed with Atlantic City electric who may be responsible for that installation.
- No new information on the roads. The operations manager has asked for the road committee to assist and working this issue. \$50,000 dollars have been dedicated to the road projects
- Lifeguards will no longer be present after Labor Day. The pool will be closed September 13
- Tentative date for turning off the water is the weekend of November 28 and 29th, weather permitting.
- Fence around the pool has been completed
- There will be a bulk item Dumpster after Labor Day. Operations manager asked the owners to not dump large items at the site.
- The front bathroom will remain open all year, however, the laundry rooms will both be closed
- Reports of Committees
  - *Maintenance* (Capitol Improvements next season) no report
  - *Finance*- the finance committee had made recommendations to the board to reduce the annual condominium fees by \$50.00 making the new annual fee \$850.00. The board approved.
  - *Activities* ( Re Cap of the 30<sup>th</sup> Anniversary Party) The anniversary party cost approximately \$12,500. Initially it was budgeted for \$2500 but no payments had ever been made to fund it resulting in the cost, entirely from this year's budget.
  - Halloween will be celebrated August 23rd, trick retreat from 6:00 to 8 o'clock. Afterwards there will be the haunted house and the hay ride
  - Fun day will be August 30. Along with other activities throughout the day there will be a DJ at the pole barn from 8:00 to midnight.
  - Horseshoe tournament will be August 31 starting at 10:30
  - *Beautification/Hospitality* - not present
  - *Safety*- not present

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- *By laws*-due to the absence of the committee the president briefed that the revised bylaws were approved by the owners and are on the web site. The only thing left to be done is to file them with the township. There's very little change from the original.
- *Water*- not present
- *Roads*- not present
- Reports of the officers - none
- Reports of the Trustees- none

Nomination of Board Members - Before the nomination Matt stated the board is nothing more than a manifestation of the will of the owners, please participate.

Each nominee rose and presented their background information

- Marty Coyle
- Greg Ferretti
- Andy Scheller
- Pedro Hernandez
- Anthony Petro
- Unfinished Business
  - Roads- no solutions at this point. The operations manager requested that the roads committee reengage for solutions to problems
  - Year round water-. Cost is a big factor in making a determination whether to have water all year or not. This would be an all or nothing proposition. Everyone would have to participate.
  - Natural gas installation- a representative from the gas company give a small presentation on billing and services of natural gas in the park should we do it. She informed the owners that she would remain after the meeting to answer any questions.
- Meeting was opened for discussion
  - Lot number eight -owner asked about the status of year round water. The board replied that will we get three estimates from outside contractors for installing the risers. The park would be responsible only up to the riser and installation of the risers could cost upwards of \$100,000.
  - Lot number 50 -voiced his concern about cost of the water. Also voiced his concern about lowering the condo fees stating that it was a mistake.

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He said that the board had to consider the fountain group report and fund accordingly.

- Lot number 320 -seconded Gregg Ferretti concerns. Also would like to see the audit report. Wants the board to fund the Falcon Group report. Would like to volunteer for the road committee. Also feels that the negatives for year round water need to be aired.
- Lot number 17 -wanted to express appreciation for volunteers
- Lot number 296 -expressed his offense to the term "rhetoric" used by the president to describe the points in the flier he printed at his personal expense to promote your round water. He then discussed the points on his flier and some of the negatives that have since been brought to his attention. The president apologized for his remark which was accepted by the owner. Expresses appreciation for what the board does that also reiterated that he does not think the board should reduce the fees
- Lot number? -requested that the board revisit the lowering of the condo fees. The president's stated that it was the board's responsibilities for the condo fees and the board decided on lowering them.

Lot number-50 (Lori) -expressed the need to the board to have the road from the gate at least down to the four way stop sign paved. She stated that it is impossible to use her backyard or deck due to the amount of dust created by the traffic. Also stated that all traffic comes past her property making the situation even more difficult. Since the board decided to lower the condo fees because of the amount of money in our account the owners saw no reason not to pave it. The operations manager said he would look into doing it. The vice president explained the need to have a cap on the money in our account, that we are only insured up to a certain point.
- Lot number 61 -owner said that the road into the campground was too high which was the cause of the flooding. His solution was to "float a loan" to pay for the road projects paving all of the roads.
- Lot number 328 -owner stated that the biggest problem with the dust is the golf carts, slowing them down would reduce the dust.
- Lot number 278 -owner stated that their belief was that if the water was on all year taxes would go up. Also, township is going to reassess properties. Will the new assessment take into account those with more improvements. President

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advised that the water would not affect taxes, as for the assessment he does not have an answer.

- Lot number 56 -owner questioned the lights being on in the basketball court all night. The president's stated that he thought they were on a timer and set to go off at 11:00. He was advised that there's also a Manual on and off switch and that those using the courts would turn them on and leave them on. The vice president suggested that we put a Manual rotary timer on the lights so that they would go off automatically even though they were turned on manually.
- Lot number (?) -owner wanted to know if the trash can be picked up by the township. The answer was no
- Lot number 61 -do we have a curfew, if we do have a curfew than the lights should be off at the court at 11:00. The president was not sure if we have a curfew or not. The vice pres suggested that by turning the lights off than the kids would move somewhere else and possibly vandalize.
- Gas company representative
  - The gas company needs at least 100 people to connect to the service in order for them to bring gas into the park. It would be a \$20.00 activation fee and a basic monthly fee of \$9.00. Service can be shut down at any time but there would be a \$20.00 restart fee. Appliances going from propane to natural gas would have to have the orifices changed. In some cases older appliances may have to be replaced. These are controlled by the board of public utilities of the gas company cannot arbitrarily raise rates. Representative stated she would remain at the meeting to answer questions.
- Adjournment -motion to adjourn lot number 15, seconded by lot number 91, meeting adjourned.