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| **Quick recap** | |
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| The meeting, led by newly elected president George “Bud” Bropst, focused on addressing environmental issues and violations within the community, particularly in relation to the Department of Environmental Protection (DEP). Discussions centered around establishing an Environmental Control Committee (ECC), improving communication with the DEP and property owners, and resolving ongoing violations on several lots. The board also addressed financial matters, including unpaid dues and potential remediation costs, while emphasizing the need for a common-sense approach to problem-solving and better communication within the community. | |
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| **Next steps** | |
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| • ECC Board to schedule a meeting within the next 2 weeks to constitute internal dynamics and begin addressing violations. | |
| • Maria to act as point person for communicating with the attorney. | |
| • Kirk to post meeting transcripts and recordings to the WPOA website. | |
| • Ray to provide financial report for the next meeting. | |
| • Board to draft a lease agreement with South Gulf Cove for use of the clubhouse. | |
| • ECC to determine their meeting schedule for inclusion in the lease agreement. | |
| • ECC to work on creating a plan for proactive communication with DEP. | |
| • Board and ECC to review and digest recent communications with DEP to inform future strategy. | |
| • Board and ECC to explore options for remediation of the 4 lots with violations. | |
| • Board to consider organizing a community clean-up event in Section 94. | |
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| **Summary** | |
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| **Streamlining DEP and Legal Processes** | |
| Bud discussed the need for a more organized approach to dealing with the Department of Environmental Protection (DEP) and legal matters. He proposed appointing a single point of contact for both the DEP and the attorney to streamline communication and avoid unnecessary costs. Bud also emphasized the importance of the board assisting property owners in resolving violations before involving legal professionals. He clarified that the board's role is to guide and support property owners, not to turn them in for violations. The conversation ended with Bud expressing his commitment to maintaining a fair and reasonable approach to handling issues within the association. | |
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| **ECC Formation and DEP Concerns** | |
| Kirk Schwyn led a discussion about the Environmental Control Committee (ECC) and the need for a point person for the Department of Environmental Protection (DEP). Maria Bliss expressed concern about the lack of communication and transparency from the DEP, which has led to misunderstandings and frustration. The board also discussed the need for a new committee to address ongoing issues and the importance of having a diverse and experienced group on the ECC, and voted to constitute the ECC to include seven total members. | |
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| **New ECC Members and DEP Focus** | |
| Kirk Schwyn introduced five new members to the Environmental Committee (ECC): Hal Copeland, Daniel Haines, Greg Chomet, Creg Maroney, and John Dorr. All five were unanimously welcomed to the committee and confirmed in their new roles. Kirk emphasized the importance of the ECC in addressing environmental issues and violations, particularly in relation to the Department of Environmental Protection (DEP). He expressed the committee's commitment to maintaining high standards and protecting the unique environment of their community. Kirk also mentioned the need to establish internal dynamics and to schedule a meeting to discuss the committee's operations. He highlighted the importance of learning from past experiences with the DEP and other state agencies to develop best practices for future members of the community. | |
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| **Water View Property Owners Association Issues** | |
| The Board discussed the issues faced by the Water View Property Owners Association due to violations on four lots. Maria and Mark suggested that the Association couldn't verify exemptions or apply for permits until the violations were remediated and a consent order was signed by the Property Owners Association. Bud expressed concern about the association's decision to stop issuing permits until the violations were addressed, and suggested that the association should prioritize the remediation of the four lots. | |
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| **Improving ECC Communication and Clubhouse Lease** | |
| Ray Ludawese discussed the challenges faced in the ECC communicating with the community and the need for a proactive plan to improve this. He suggested finding a primary point of contact and making progress with the DEP and other state and federal agencies. Ray also proposed a lease agreement with Soft Gulf Cove for the use of the clubhouse, with specific rules and dates for meetings. He requested the ECC to determine their meeting dates for the lease agreement. The conversation ended with Ray promising to publish the financials on the website and to work on getting the decision maker from the ECC to a meeting. | |
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| **Navigating Uncharted Territory and Riprap** | |
| Mark discussed the challenges faced by the team due to the unique situation with the dep and the lack of clear authority. He mentioned that the team is in uncharted territory and that they are dealing with a lot of fear and uncertainty. Mark also brought up the issue of riprap installation, which is technically against the Declaration's covenant restrictions. However, Kirk and Bud suggested that the team should not push beyond what the dep is requiring in terms of environmental enforcement. The team agreed to table the discussion and have it with the ECC. Mark emphasized the importance of following the Declaration's rules to avoid trouble. | |
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| **Addressing Community Issues and Solutions** | |
| Bud addressed the ongoing issues and frustrations within the community, emphasizing the need for a common sense approach to problem-solving. She committed to working with the Board to make progress on these issues and to help homeowners facing violations. Bud also encouraged the community to take an active role in resolving their issues. A BoD member proposed the idea of a monthly clean-up in Section 94 and newly appointed Secretary Kirk Schwyn agreed to post transcripts and potentially recordings of meetings on the WPOA website for future reference. | |
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| **Addressing Financial Issues and Communication** | |
| Ray discussed the financial situation of the board, mentioning that there were 86 properties that had not paid their dues, totaling $794 and 28 cents. He also mentioned that they had budgeted for a 10% non-collectible figure. Ray explained the process of collection, which involves a lawyer and a property manager. He also mentioned that their lawyer's fees were below market compared to other HOAs. Ray encouraged the board to pay their dues on time to avoid late fees. He also expressed desire for the board to move forward positively, with better communication and common sense. | |
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| **Addressing Non-Permitted Work and Remediation** | |
| Board members also discusses challenges faced by the board in dealing with non-permitted work and remediation issues. They highlighted the difficulty in getting cooperation from homeowners and the need for a remediation plan. The Board also discussed the involvement of an attorney to collect remediation money from homeowners and the potential for special assessments. Mark emphasized the importance of resolving these issues to avoid costly consequences for the community. The conversation ended with a discussion about the need for a process to handle similar issues in the future. | |