

Minutes

Southern Point Shores HOA "Community Forum"

February 13, 2016 11am est Conducted Telephonically

Present:

Carole Ramos President, Pat Catanzaritti Treasurer, Michael Maupin VP, Lela DeBaptiste, Pam Schaefer Secretary, Cheryl Myers, Linda White, Tom White, Joe DePasquale, Kate DePasquale, Lisa Roddis, Charity Farrell

A Quorum was not met

Note: The meeting was originally planned as the SPSHOA Annual Meeting however after allowing five minutes extra time for all other HOA members to dial in it was ultimately decided to use this session as a Community Forum/Meeting.

Carole opened the Forum/Meeting with a welcoming of our new members Kate and Joe DePasquale and Loretta Orzo and Ed Serafin (Loretta and Ed were not present) Kate and Joe just had their pilings put in and expect to start construction in the spring. Loretta and Ed expect to start late 2016/2017.

Carole went on to recap the events from the recent storm, thanking all for responding so quickly. She said that it showed our resilience and the ability to work together as a community under adverse circumstances. She noted that Bill Krause (SPSHOA member and Vice Mayor of Slaughter Beach) said that our community Southern Point Shores is a model for the greater Slaughter Beach community on how to work together as a community to recover and restore from storm damage in a cooperative and efficient manner. Carole gave Kudos to all.

Michael Maupin VP welcomed all and suggested the meeting be called a forum instead of the annual meeting. He noted that only 6 property owners were present out of the 14 member HOA not meeting a quorum. All were in favor of this.

Michael went on to say that the community had weathered a few severe storms in the past, namely hurricane Sandy and Irene, and we never sustained any real damages until now. He pointed out that we never had a protocol in place on how to handle such emergency events but was very pleased on how swiftly the community reacted and responded. He did however suggest that we set up "Emergency Procedures" and establish "Clear Communications" so that all can be notified and included in on the process. Email, phone and preferred method of communication should be gathered and distributed to all members. It was suggested by Carole that a portal be set up to post important information for all members. Pam created a facebook closed group for Southern Point Shores and although it is closed we all felt that it may not be conducive for all to access and it may not be an appropriate place to store community information and documents. It was therefore suggested that we create a website that would be for members only and password protected. Pam will look into this and report her findings to the board.

Michael then explained the boards thought process behind the decisions made regarding the repair of the road and dune fencing. Carole was very busy getting quotes and researching our options. It was a very grueling process as many homes were affected by the storm in Sussex County and we were working with time sensitive emergency permits. It was therefore decided that this situation warranted an emergency board decision. Michael stated that he understood that not everybody in an HOA will be happy or agree with decisions that are made and that is normal. However, that is why it is important to have the necessary steps in place to communicate all information to the entire group so that we all have the opportunity to voice concerns and opinions. Linda White voiced her concerns that the board did not communicate their decisions to the rest of the members for feedback. Michael agreed and said that we will in the future improve our communications. Pam apologized for not getting the minutes of the emergency board meeting out in a timelier manner.

Patty briefed the group on the treasurer's report. We are in good shape since raising the HOA dues to \$500.00 per year. Beginning January, 2016, the HOA had a total of \$8471.22 in the bank. Each month, standard expenses for the gate (phone and electric) run on average about \$65. Here are the expenses to date and some upcoming future ones:

- Snow fence (15 rolls @ \$48 ea; 80 posts @ \$4.19 ea; labor @ \$30/hr x 5 hr = 1029.75)
- Road repair (four loads @ \$400/load - labor (free) = \$1200)
- In April, the annual insurance for the gate and Board is due which usually runs ~\$1400
- By end of April, this should leave ~\$4700. Barring no other major repairs we should be OK.

The discussion then turned back to the road repairs and dune fencing. Carole stated that Mark Wells gave us the best price on repairing the road and the preferred and most cost effective material is the crushed concrete. Mark is slated to start the work this coming week. Linda asked if Mark could wait until after her workers were done as she felt the heavy trucks may damage the road. Carole said that Mark is available now and it would be difficult to get him back as his farming season is coming up and then we will miss this window of opportunity. It was also brought up that trucks and builders will be on the road throughout 2016 and beyond as property owners build and renovate their homes.

Michael then stated that he feels we should have a vote of the HOA members "for the record" as to how to move forward with the road repairs. Carole stated that the board already made the decision to repair the road.

Michael then made the motion to: Move forward with the road repair using crushed concrete and performed by Mark Well.

- Pam Schaefer and Cheryl Myers Yes
- Lisa Roddis and Charity Farrell Yes
- Patty Catanzaritti and Carole Ramos Yes
- Kate and Joe Pasquale Yes
- Tom White Yes however noted that his trucks will be going in and out, Linda White Yes would like the board to notify the members when work will be performed.
- Michael Maupin and Lela DeBaptiste Yes

Pam Schaefer will ask all other members to voice their approval or disapproval of this motion for the record via email with attached minutes.

Linda White asked if Carole could also supply all members with the SPSHOA by laws and operating procedures. Carole said she would do so and will coordinate with Pam.

Carole and Michael closed the meeting with their appreciation and gratitude to all for their cooperation quick responses and a special thank you to Mark Wells for being very generous with his time and equipment. "We are neighbors and friends and it is nice to see that we all do a good job looking out for each other"-Carole Ramos-...We will all learn from this experience and work together to improve and communicate -Michael Maupin-.

Respectfully submitted,

Pam Schaefer

Secretary SPSHOA