

## COA COUNCIL MEETING

December 5, 2018

Meeting called to order at 7:10 pm.

Order of Business: Council Meeting Called to Order

Notice for COA meeting displayed. All homeowners were notified of the meeting by mail.

Attendees:

COA Council: John Dill, John Sciole (bridge phone), Jane Hofherr, Pat Hoffman

Absent: Nestor Ortiz,

Homeowners: Dick and Cindy Phillips, Mike Bragdon, Chantel Morales, Laurena and Bill McLaughlin, Barbara Hogan, Hilary Felinski, Mary Shiner, David and Janis Galvin, Jeanne Bartlett, Kathleen Fenfert, Ralph Hinkle, Lou and Margaret, Marie Miller, Leonard and Patricia Carafa, Jim Beal, Phyllis Phillips, Al and Shirley Holtzclaw, Chuck Rutkowski,

- John Dill asked if there were any changes/corrections to the minutes. It was voted to accept the minutes. Pat moved to accept, Jane second and it was thus passed.
- John advised the participants of the COA meeting that he will stay to answer any questions and there would not be a time limit. He requested that Homeowners state their name and address before speaking.
- John noted that while there are no committees reporting, there has been formed a Litigation Committee of homeowners to work through the demands made in the Bragdon law suit.
- Litigation Committee members: Chair: Nestor Ortiz, Jane Hofherr, Ralph Hinkle, Al Holtzclaw, Hilary Felinski, Mary Shiner and Kathleen Fenfert.
- Trudy Zimmerman asked questions re the lawsuit. John Dill reads resolution to Accept the Litigation Committee. Jane moves to accept, John Sciole seconds and the resolution passes with 4 yes John, John, Jane and Pat Hoffman.
- Nominating Committee: John Dill read the resolution to establish a nominating committee for future election. Members: Chairman, John Sciole, Hilary Felinski, Jane Hofherr, Cathy Fenfert. Jane moves to accept, John D. seconds, all present council members were in favor and the resolution except Pat. Resolution passes passed.
- Resolution was read by John Dill to establish a Finance Committee to oversee budgets/audits and reserve study planning. Pat moves to accept, John S. seconds all council was in favor and the resolution passed. Chair: Jane Hofherr, members: Hank Walton, Randy Taylor, Karen Dill.
- John Dill notes Seascape gave notice for terminating their contract on November 30, 2018. John Dill read a resolution to accept the notice. John notes that the POA and COA must have the same property management and precluding that the only option is self-management. This resolution was passed. John made a motion to accept, Jane second, and all present council agreed.
- Mary Shiner brought up the "Demands of the law suit "and asked how this would be handled. Jeanne Barlett detailed her "horrendous" experience with Seascape, Jane Hofherr made note of a complaint by another homeowner regarding response and treatment from Seascape. John Dill

noted that Seascope charged the COA 22,000/year and Signature Property Management had contracted for 12,000/year.

- John Dill spoke to the following regarding how self-management would work: There would be an established mailbox to receive mail, there would be a 24-hour answering service. John noted that 7 people had called 24/7 with issues, including an accident with a car nearly into the pond. John noted a 3p call from a homeowner that was responded to at 3:02. John Dill was called by the service, texted and emailed. 100 calls cost 79. /month and .85 a call thereafter. M and T bank will receive checks from homeowners and deposit checks into our account. Self-management will cost 130. /month with checks greater than 75 in number costing .75 per check.
- Hank Walton noted that Seascope had 25-30 communities' years ago and now numbers 80-100.
- Additional free discussion included:
- Snow removal contracts: John replied he is getting estimates somewhat stymied by many having exclusive contracts with Doug Nichols already.
- Encryption concerns with homeowner checks and processing with self-management. John D. again assured that checks go directly into the checking account and are not touched by the COA. The bank receives and deposits.
- Pat Hoffman questions if pricing was obtained from WSFS/ M&T/ Fulton banks? John D. assures that he received pricing from all three.
- Cindy Phillips addressed the meeting explaining that it is the elected Council's business to do the business. Further, explaining that the homeowners are really witness to the business that is accomplished by the elected Council.
- John D. makes a resolution to accept Self-management. This was put forth by John S. and second by Jane H. Jane H. John D. and John Sciole voted to implement Self-Management, Pat Hoffman objected.

#### Fire on Turnstone Discussion:

- John Dill explained the circumstances of this fire. Noted there occurred a transition from Seascope to Signature during this time frame. Ms. Gardner the homeowner was going to pay the 5,000. Deductible. The insurance company declared the claim too late to file. There was paid out from the COA 6500. In repairs and an additional 1500. On November 1, 2018, Mr. Campbell, Ms. Gardiner's attorney has threatened a lawsuit if the COA did not pay the requested 2300. To Ms. Gardiner to finish painting her unit. The COA complied and received a release from further liability from Ms. Gardiner.

#### Budget:

- John Dill explained to the community gathered, that the budget passed at the last meeting he had agreed to in haste to get a budget in place by the impending deadline. John Dill, John Sciole and Nestor Ortiz voted yes. Jane H and Pat H abstained.
- John Dill noted that on further review the budget was flawed. He undertook a rework of the budget. He noted the following: The prior year had been over budget after power washing and partial completion of door painting on the townhomes. Power washing involved 19,000. Spent with an overspend of 10,000. Legal fees were 10,000. With a budget of 2000. Karen Dill passed out copies of the new proposed budget and community questions were answered.

- John Sciole made a motion to rescind the budget of 11/29/2018, and Jane second. This was passed by a yes vote from Jane, John D., John S. and Pat.
- Pat Hoffman made a motion to table the new budget until the Dec19th Council Meeting and this was second by John Sciole. It was passed by a yes vote from Jane, John D., Pat and John S.

Discussion Chuck Rutkowski's structural issues with his townhome.

- John D. made a motion to get a structural engineer to weigh in on the issue. This was so moved by Jane and second by Pat H. Motion passed.

Brief discussion ensued regarding the Litigation Committee's conversation with the insurance company attorney.

- Requests were made for COA books and records
- Discussion of covenants the Council will adhere to
- Resignation or removal of Pat Hoffman
- Termination of Seascope
- Reimbursement of attorney fees (Bragdon's)
- John Read Nestor's letter

Most of the questions for the open discussion were brought during the meeting and was answer by the council.

Motion was made to adjourn the meeting by the president., second member at large . Meeting adjourn at 1052 pm

Next meeting will be December 19, 2018 at 7pm

Respectfully submitted and electronically signed (corrected):

Jane Hofherr

December 5, 2018