Minutes
Crescent Sandpiper Annual Owners Meeting
January 24, 2015

Attendees:

Board Members
Bill Everson
Jon Baxter
Wayne Orlosky
Peter Winkert

Property Manager
Peggy Pacetti

Association Accountant
Sandy Williams

Board Member Absent
Deana Kent

President Bill Everson called the meeting to order at 10:30 am with a quorum of board members present. Management provided proof of notice.

Proxies were certified and a quorum of owners was established. Since only one owner ran for the two open seats on the board, no election was necessary. Ed Gallegos will be joining the board; Jon Baxter will be stepping down.

Secretary's Report
Move to dispose of 2014 Annual Meeting minutes.
Motion by Jon Baxter
2nd by Wayne Orlosky
Motion carried.

President's Report
50 units have been re-piped. One unit remains to be re-piped and the work has been scheduled. All copper supply lines have been replaced by CPVC.

We lost 4 members of the Crescent Sandpiper family in 2014:
Gerry Ference
Jane McKenney
Teri Pauly
Ted Winkert

The board extends condolences to each of their families.

Treasurer's Report

In Deanna Kent's absence, Sandy Williams gave the Treasurer's Report.

2014 was a good year with few unbudgeted items.

Over budget income:	$4,500 from laundry. $2,000 additional rent from Unit 211 (owned by the Association.)
Over budget expenses:	$13,000 for plumbing expenses due to leakages not associated with the stack linings. Laundry Room: (2) new dryers, (1) new washer. Office expenses over budget due to new copier.

Mike Donnelly asked why there was no audit fee, and it was noted that there was no audit conducted in 2014. There will be an audit in 2015.

The rental program is a separate budget. $25,000 was budgeted by the Association to start the in-house rental program, but it was not needed as the program proved to be self-sustaining in 2014.

Because rental income is taxable, some association expenses will be allocated to the rental program to reduce the tax liability.

The reserve budget is now pooled, not broken down into separate items.

Unit 211 earned $11,000 in rental income. A committee will examine what to do with the unit: Continue as is, budget money to upgrade it and add it to the rental program, or rent it long term.

Motion to accept the Treasurer's Report made by Wayne Orlosky
2nd Jon Baxter
Motion carried.

Manager's Report

Unit sales: Units 106 and 228 were sold. Peggy will notify owners of the sale prices.

The rental program has done very well. There are currently 20 units in the in-house program, 7 units with outside rental agreements. Some rental unit owners pay to be on the VRBO (Vacation Rentals By Owner) web site. Some owners have paid for professional photos and videos to be put on the web site and YouTube. Units in the in-house program will be featured on the CS web site on a rotating basis.

Travel Guard Insurance: Up to $1,500 of damage to a rental unit by a renter will be covered. The insurance costs $13.00 per rental.

The rental program is benefiting all owners by covering expenses for the association, such as the new grilling deck that is being built by the tennis court.

Peggy noted that if an owner cancels their contract with the in-house rental program, all rental existing rental bookings would be honored.

Bob Decker and Nell Brown commented that they would like to see a rental committee formed to oversee the rental program and represent the owners of rental units. President Everson deferred to Wayne Orlosky for comment, noting that Wayne was heading up a rental committee. Wayne said that there had been a few hiccups with the committee start-up, but that it was moving forward.

Lewis Brown stated that Peggy is doing an outstanding job for the owners, rental unit owners, and the renters. His comment was echoed by others and met with universal agreement and applause.

Old Business

A. Water Heaters: Two water heaters on the second floor burst, causing considerable damage to units below, and considerable cost to the Association. As a result, The Board has mandated that water heaters must be replaced at 10 years of age.

Mike Donnelly asked why the association was responsible for damage due to burst water heaters, but an owner would be liable for damage caused by overfilling a bathtub. With the mandated 10-year replacement of the water heaters in place, an owner who does not comply and whose water heater bursts would now be liable for any damage caused.

B. Doormats: It has been observed that doormats on the coated walkways promote mold growth and discoloration, so they will be banned from all coated walkways.

C. Grill Center: A grill center is being installed by Peter Briggs at the south end of the tennis court. It will include two new Weber stainless steel propane grills, lights, electricity, water, a table, and a large propane tank.

D. Windows: Nancy Spiegel noted that several units are experiencing condensation issues with the newer windows facing the crescent that were installed during the major construction renovation. Bill Everson is looking into the possibility of replacing them.

New Business

The Board must approve the sale of two units:

Unit 106 was purchased by James & Patricia Flaherty
Unit 228 was purchased by Stephen & Diana Drago

Motion to approve the sale of both units made by Wayne Orlosky
2nd by Peter Winkert
Motion carried.
Doors & Windows facing parking lot. The need to establish a uniform look for doors and windows on the parking lot side of the building was brought up for discussion. There were a lot of concerns expressed and confusion about existing doors and windows needing to be replaced or would a standard be determined for any future replacements. It agreed that more thought needed to be put into a proposal and presented again.

Open Discussion

The duration of the ongoing construction project, specific aspects of the project, and a lack of communication from the board to the owners about the project was a major topic of concern for those in attendance.

Mike Donnelly noted he never received a response to an e-mail he sent expressing specific concerns about the pool project and its effect on the rental program. Mike wanted to know why the pool project could not be deferred until September or October, after the height of the rental season. He noted that renters liked to sit in the sun by the pool and that proceeding with the project at this time would be a detriment to renters' vacation.

Bob Decker noted that a November communication declared that the construction project was under budget and ahead of schedule. So he was very surprised when he arrived on January 22nd to learn that the project was not nearly complete. He asked for a status report and timetable for completion of the project.

It was noted that painting the mansard roof was not in the original construction proposal, and that it had been painted three years ago. Because the overall project was under budget, painting the roof was added to the project, as it had faded and looked bad compared to the newly painted structure. Some questioned if funds should have been returned to the owners, and the roof painting be postponed.

Response from the board:

Contracts for the construction project were let in March 2014 and signed in September 2014. There was no penalty clause, as that would have added significantly to the cost of the project.

Flores-Hagar did not commit enough manpower to the project.

Weather delays set the project behind.

The pool deck needed to be rebuilt due to rotted re-rod and some slippery areas that resulted in several falls.

Cocquina is allowing Crescent Sandpiper owners, guests, and renters to use their pool and beach access while the pool construction is underway. It is expected that the pool construction will be complete by mid-February.

The contractor guaranteed the walkway coating would be complete by February 1st.

An owner noted that the entrance sign was badly mildewed and gave a bad impression. Bill stated that the stucco was separating and will be repaired.

It was asked if recycle bins could be placed by the dumpsters. Bill noted that it had been tried in the past, but that they were used for garbage, defeating the purpose.

A question arose as to the respective job responsibilities of Kirk Hardison and Peggy Pacetti. Bill promised he would develop a job description for Kirk.

The board expressed its deep appreciation for Jon Baxter's years of service, as this was his last board meeting.

Adjournment
Jon Baxter moved for adjournment.
2nd by Wayne Orlosky
Motion carried.

Respectfully submitted by,

Peter Winkert
Secretary

Minutes
Crescent Sandpiper 2015 Board of Directors
Organizational Meeting
January 24, 2015

Meeting called to order at 1:08 pm and quorum established with Board members present: Bill Everson, Wayne Orlosky, Peter Winkert and Ed Gallegos.

Appointment of Officers and Directors:
Board members agreed to the appointment of officers as follows:

President: Bill Everson
Vice President: Wayne Orlosky
Treasurer: Deanna Kent
Secretary: Peter Winkert
Director: Ed Gallegos

Set Next Meeting Date:
Bill Everson announced that, unless there was a need for a Board meeting sooner, the next meeting would be **November 7, 2015** to approve a budget for 2015.

Adjournment at 1:20 pm.

Respectfully Submitted,

Peter Winkert
Secretary