

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
DIRECTORS
EAGLE POINT HOMEOWNERS, INC.**

**Wednesday, April 27, 2016 at 1:30pm
in the Park's Social Hall**

The meeting was called to order at 1:30pm by the president and meeting chairman, Dave Churchill. Prior to the roll call, the chairman introduced the two recently elected members of the board, Judy Rush and Mike Jensen.

Present at the meeting were Dave Churchill, Mike Jensen, Carl Meyers, Bill Mowery, Judy Rush and John Triantafillo. Absent was Steve Fessenden. The manager, John Tarnowski, was asked to record the minutes of the meeting in Steve's absence.

A motion was made by Judy Rush to accept the minutes of the meeting held March 16th as presented to the board. Motion passed unanimously.

Carl Meyer presented the treasurer's report for the month ending March 31, 2016. It will be filed with the minutes of the meeting.

The meeting then proceeded to the reports of the various standing committees.

The *Audit Committee* chairman (Mike Jensen) announced the members of his committee for the upcoming year were Joyce Hassig, Tom Kuklinsky and Karen Raftery and reported that they had not yet met.

The *Building and Grounds Committee* chairman (John Triantafillo) reported the projects that were under review by his committee and that Mary Baumbach would be presenting the results of the bids obtained for the pool patio extension when the item came up for consideration by the board.

Judy Rush, co-chairperson of the *Development Committee* introduced this year's members of that committee and presented the results of its recent organizational meeting held April 14, 2016.

The chairman of the *Social Committee*, Bill Mowery, announced the current members of his committee and presented a report on its ongoing goals and projects.

The chairman then asked for a report from the *special committee* formed to investigate the options and costs involved in the proposal to offer a 'park wide' wireless internet access system (*Wi-Fi*) to the residents of the park. Don MacLean presented the results of the review, on behalf of himself and Tom Kuklinsky. Don presented an offering from ETHX Corporation as the option that fulfilled the performance requirements that the committee had established as guidelines in its search for a provider. He outlined the service that the company offered, its rates and the minimum level of guaranteed resident participation necessary before it would invest in the infrastructure required to provide that service to the Eagle Point community. Several members of the board of directors and members of the audience presented questions regarding the services being offered by ETHX which he answered to the best of his knowledge. The full report of his committee is attached to these minutes.

Bill Mowery then suggested that a survey to determine the interest level of the park's residents should be undertaken before proceeding further on this subject. Carl Meyers questioned whether the office or the sub-committee should perform the survey. The consensus was that the office would set up the survey.

There being no old business, the meeting then proceeded to the items on the agenda.

The chairman called on the chairpersons of the standing committees to present for consideration the items that they had placed on the agenda.

Item a - Consideration of the construction of an extension to the pool patio

A motion was made by John Triantafillo that “**the board of directors approve the construction of the pool patio extension**”. Seconded, Carl Meyers.

John Triantafillo asked Mary Bombach to make the presentation on behalf of the building and grounds committee. After discussion regarding the various options considered, the costs involved and the sources of funds for the project, the chairman called for the vote.

In Favor: 6 Opposed: 0

Motion Passed unanimously

Item b - Consideration of the removal and replacement of the existing swing and bench at the putting-green area

A motion was made by John Triantafillo that the “**the board of directors approve the replacement of the swing located near the putting green and that it be placed on a concrete pad for ease of maintenance**”. Seconded, Mike Jensen.

John explained that a second swing would be added and that the pad would be approximately 10ft. x 12ft. and located under the shade tree. The cost of the swing structure would be approximately \$1,500 and funds would come from the special project account. The vote was called:

In Favor: 6 Opposed: 0

Motion Passed unanimously

Additional Item i - Consideration of a proposal to replace drainage pipe

A motion was made by John Triantafillo that the “**the board of directors approve the contract presented by D.M. Construction to remove and replace the drainage pipe located at the intersection of Outer Dr. and Center St**”. Motion was seconded by Carl Meyers.

John explained that the pipe appeared to be collapsing in the roadway and the he and Dave Churchill had met with the park’s engineer and the contractor last Friday and the proposed repair was the suggested solution to both investigate the problem and to make repair. This construction would not need the approval of the D.E.P. or the State Water Control Board as it was encroaching on the protected shoreline. The amount of the proposal was \$7,650. D. & M. was the contractor who has handled all of our previous drainage issues and is familiar with the park’s engineer as they had completed the replacement of the drainage repairs last summer at the intersection of 7th St. and Outer Drive. The result of the vote:

In Favor: 6 Opposed: 0

Motion Passed unanimously

Additional Item j - Consideration of the tabling of the proposal to replace boat ramp

John Triantafillo then moved “**that the recommendation from the building and grounds committee to replace the park’s boat ramp be tabled at this time due to excessive costs**”

The motion was seconded by Judy Rush.

John explained that the cost for the design and permitting phase (\$9,600) alone exceeded expectations and that the expense of the projected could not be justified at this time as the existing ramp is still functional.

The chairman called for a vote on the motion:

In Favor: 6 Opposed: 0

Motion Passed unanimously

Item c - Consideration of a request from # 184 to replace and add additional plants to landscaping

Judy Rush then moved ” **that a request from #184 to remove a plant and to add 5 palm trees and a papaya plant be approved as presented**”. Mike Jensen seconded the motion.

Judy stated that the resident wanted to plant 4- single Christmas palms, 1-triple Christmas palm and 1- papaya plant and is requesting permission to remove a pony tail plant as part of the upgrade. Judy and her committee were recommending approval. Result of the vote:

In Favor: 6 Opposed: 0

Motion Passed unanimously

Item d - Consideration of a request from #44 to allow a third person to temporarily reside in home

A motion was then made by Judy Rush “**that a request received from #44 to allow the temporary residence of a third person be approved**”. Seconded, John Triantafillo.

Judy presented that the additional resident was an immediate family member and would be assisting in providing medical care to one of the residents. A vote was call:

In Favor: 6 Opposed: 0

Motion Passed unanimously

Item e – Consideration of a request from #233 to resurface a driveway

Judy then moved “**to approve a request from #233 to resurface a driveway**”. Seconded by Carl Meyers.

Color will be appropriate and similar to existing driveways in the park. The chairperson called a vote: Due to the conflict of interest, Carl Myers (233) abstained from the vote.

In Favor: 5 Opposed: 0

Motion Passed unanimously

Item f - Consideration of the purchase of a replacement video projector for the social hall

Bill Mowery proceeded to move **“that the purchase of a replacement projector for the social hall be pre-approved in the event that repair to the existing projector proved to be impracticable due to cost”**.

The motion was seconded by Carl Meyers.

Bill explained that the existing projector, purchase in 2009, was unusable due to an overheating problem and should it be discovered that to costs to repair the issue exceed the value of a 7-year old piece of electronics, he wanted the advance approval to purchase a replacement so that it would be available in the fall. It was projected that a similar unit would cost around \$570. Dave Churchill called for a vote on the issue:

In Favor: 6 Opposed: 0

Motion Passed unanimously

Item g - Discussion of a proposal to resume “one-side-of-the-street” trash pickup as with recyclables

Dave Churchill then announced that the board had received several requests from residents to resume the “on-side of-the-street” trash placements that had been used in the past. One of the requests had been relayed directly from one of the city’s employees involved in the pickup. It was pointed out that the safety of the workers was placed in jeopardy as they moved out from behind the truck unseen by cars approaching from the opposite direction. This would limit the number of these occurrences. It was requested that the only items to be placed across the street from a resident’s home were to be plastic trash bags or trash in cans and that all other items, such as construction debris, furniture, household materials, etc., should be placed in front of the home from where it came.

Dave Churchill then moved **“to resume the practice of placing regular trash bags on the same side of the street where recycle bins are currently being placed”**. Seconded by John Triantafillo.

Result of the vote:

In Favor: 6 Opposed: 0

Motion Passed unanimously

Bill Mowery requested that a notice of this decision will be posted on the mail-room door.

Item h - Consideration of the disposal of the ten chaise loungers recently replaced at the pool

Dave Churchill moved “that the park sell or otherwise dispose of disposal of the 10 chaise loungers that had been removed from the pool area over the past few years”. These are the lower loungers that were determined to be in poor or run-down condition and which were subsequently replaced with the ten, high-boy chaises that the residents have been preferring. After discussion, it was decided that they would be made available to the residents and others for \$10 each and those remaining unsold be donated to the Women’s Club shed.

Result of the vote:

In Favor: 6 Opposed: 0

Motion Passed unanimously

Comment Period:

Prior to opening the floor to comments, Dave Churchill requested that residents please discontinue the use of non-white bulbs in the street lights, either as a statement of support for the veterans or to celebrate a holiday. Those lights provide the only lighting to the side streets and help protect the safety of the residents. For those wishing to indicate support or to celebrate an event, please replace the light attached to your home but not the bulb in the street light.

The chairman opened the floor to comments from the residents prior to the meeting being adjourned at 2:55pm.

Respectfully submitted,

John Tarnowski, recording secretary

Approved: ____/____/____

Dave Churchill, President

Steve Fessenden, Secretary