

**LIGHTHOUSE POINT VILLA CONDOMINIUM ANNUAL OWNERS
MEETING MINUTES**

Saturday October 13, 2018 at 1:00pm in the Meeting Room at The Sea Bay Hotel

I. Call to Order

The meeting was called to order by President George Casson at 1:05pm

II. Roll Call

Board Members present were:

George Casson, President

Marc Anthony King, Vice President

Joe Agostinelli, Treasurer

Excused:

Gene Stastny, Member

A quorum of owners in person and by proxy was established.

III. Proof of Notice of Meeting or Waivers Thereof

Mr. Wetzelberger displayed the meeting notice mailed to all owners. Mailed out September 15, 2018

IV. Approval of Minutes (10/14/2107)

The minutes of the 2017 Annual Owners Meeting were mailed to owners with the annual Meeting notice.

The meeting minutes were approved as submitted.

V. Election of One (1) Director

George Casson asked for any nominations from the floor, none were given. The vacancy is Earlene Bradford. One nomination was made for Dawn Gower who has been an owner for several years and is the daughter of an original owner. Additionally Dawn has been actively attending the Annual Member Meeting and volunteered for the Architectural Committee for the last several years. A tally of the votes was taken based on the proxy count and ballots. Mrs. Gower was elected.

VI. Reports

A. President - George Casson

George thanked everyone for attending and highlighted the following:

The Bank Loan has two years left and consideration is being given to extending the loan for pay for some additional upgrades to the inside of the units such as: replacing sliding door blinds for curtains, updating the kitchen cabinets, tables, and floors, replacing motors on some hot tubs, and many mattresses.

B. Paradise Properties, Inc - Fred Wetzelberger

Mr. Wetzelberger welcomed everyone to the meeting and thanked the Board and the architectural committee for their work over the past year. He stressed that his company worked very diligently to keep expenditures controlled and work well within the budget set forth by the members. This year Paradise sold 11 unit intervals. The best way to increase the amount of money we have to spend on our property is to sell the Association owned units so we can collect the maintenance fees. Members are encouraged to share the list of available units with friends and family members. Fred is concerned that the Association is taking ownership of more units each year.

The amount of money in our checking account is \$1,092.00.

The amount of money in our savings account is \$53,368.00

The amount of money in our money market account is \$24,657.00

Current line of credit in January 2019 will be about \$66,000.00. This line of credit is paid yearly in a lump sum after the maintenance fees are collected for the year.

We are in good financial shape when comparing expenses to the budget.

We have just finished our first season with the new bike shed.

There have been many positive comments about it and the bikes are being used much more frequently because whole families can get bikes and go out together.

There are several concerns with the pool. Ocean City has enacted a new code that requires the pool gate to be at the shallow end of the pool and not the deep end. Fred is seeking a waiver from the City in hopes of saving us the cost of repositioning the entrance. Another concern is the cracked concrete on the pool deck which is also a code violation. We are using a new hot tub and pool vender and have had positive feedback on their improved service. The vender has noted that the pool cover is beyond its useful service due to the amount of tears in the cover. Fred is meeting with the vender to discuss cost effective options. One possible idea is to drain the pool every year and leave it uncovered.

The maid service was switched for this year. Finding a reliable service that does the job we want at a reasonable cost continues to be a challenge. The current group seems to be doing a good job, Fred has received more positive comments about the cleanliness of the units. The maids have purchased many new linens to replace the ones that were worn and had tears.

A discussion of the mattresses was held to determine if all should be replaced or just the worst ones. Fred mentioned that you can get a better price buying more at one time and since we only need 12 of each type the board may want to consider just replacing all 24 mattresses.

There will be a roof inspection done at the end of October 2018, Fred does not expect there to be any concerns from their inspection.

There were some concerns over the condition of the parking lot. Fred says the blacktop can just be resealed this year and does not need to be re blacktopped.

VII. Review and vote on Proposed 2019 Budget

The proposed 2019 Operating Budget recommended by the Board of Directors was mailed to the owners with the Annual Meeting Notice.

Mr. Casson started the discussion of the 2019 budget. He informed the owners that the budget that is prepared is based on having a \$7.00 increase on the annual maintenance fees. While the Board has tried to maintain fees at their previous rates for the last several years, they realize that the cost of services, utilities, and Association owned weeks has increased. Our current maintenance fees are still one of the lowest in the area.

Mr. Casson then opened the budget for discussion and there was a question about Flood insurance. It was questioned why we have flood insurance if we are not required to carry it. The current flood insurance is \$3,345.00 annually. If we decided to cancel and reinstate it in the future Fred states the cost would be 5x what we are now paying. The decision was made to maintain the flood insurance.

The proposed budget was approved.

VIII. Old Business

The grill is now located in the pool area. There was concern that the gas was running out mid week. Fred informed the members there are two tanks that are checked each week and if a member switches out a tank a call should be made to the office so maintenance can get the empty one refilled. There should be a valve on the working tank to tell you how full it is.

Discussion was held about trying to sell the Association owned weeks and if a better job could be done with renting out the Association owned weeks. Fred said that most of the owned weeks are off season Blue/White weeks and that the Association only owns 3 or 4 Red weeks at this time. Fred said historically most of the sold are to current owners or people the owners know. Discussion was brought up again about the Board changing its bylaws to allow for lower maintenance fees for the winter weeks that have fewer amenities. This is a difficult process as there has to be a specific number of owners who vote for the change and not just a majority of the owners that respond.

The Lighthouse Point Villas website has not been fully utilized to benefit the owners. Discussion was made as to whether or not minutes, monthly updates, and other information could be posted in a members only section so owners are better informed. This would allow owners who live further away to stay involved. It was agreed that the website needs some work.

IX. New Business

A current owner contacted Danée Kennedy, Architectural Committee chair, after his weeks stay. The owner found Ms. Kennedy via Facebook, when searching for ways to contact members of the Board. This highlights the need for either an owners section of the website where Board members can be reached or the inclusion of an exclusive Board member email account that they check for messages separate from their personal email accounts. There could also be a Google voice phone number for the Board that would be patched through to one Board members cell phone. There was discussion as to the necessity of Board member contact when we have a management company. It was brought up by Ms. Kennedy that in this case the management company had been contacted and the owner did not feel that the concerns were addressed. In this situation, the owner felt there needed to be another level of contact.

Ms. Kennedy also brought up the concern over the lack of attendance at the Annual Owner Meeting and the delay with which minutes are mailed and general infrequency of updates for the owners. Ms. Kennedy questions the feasibility of holding the Owners meeting in conjunction with a type of conference call or video chat where owners could remotely join in from home. A better effort needs to be made to keep owners informed.

George Casson brought up that housekeeping is to be checking, fixing or replacing what they can and reporting maintenance concerns to Fred during their weekly cleanings. Fred states this is being done. George noted that members continue to state that some maintenance concerns or missing items are happening from week to week. George also brought up that the current kitchen place settings are for six which leaves you no ability to leave any dirty dishes in the dishwasher from meal to meal. He feels there should be settings for at least 10 so there are some extras.

George asked for volunteers for the Architectural Committee. The 2019 committee will consist of the following members:

Danée Kennedy
Stephanie King
Thomas Boinken
Patricia Boinken
Carol Hickey

X. Adjournment

The meeting was adjourned by President George Casson at 2:05 pm

Respectfully submitted,

Dawn Gower
Board Secretary

c/o Paradise Properties, Inc. • 12505 Coastal Highway, Suite #11 - Ocean City, Maryland
21842 · 410-250-1111