

Woodbine HOA Board Meeting Minutes

August 30, 2018

6:30 p.m.

Attendees:

Ed Barrett, Lorraine Baird, Barbara Hatcher, Jeremy Almeida, Dana Sheffield and Michael Marchese, representing S-Pro Management

Item #1: Call to Order: The Meeting was called to order by Ed Barrett at 6:35 p.m.

Item #2: Approve HOA Board Member Meeting Minutes from 5/31/18

Lorraine made a motion to approve the meeting minutes and Barb seconded the motion. No one opposed. This is a reaffirming our previous e-mail approval.

A resident stopped in, thinking this meeting was a Homeowners Meeting. She voiced her concerns with what she felt were to "too cool" temperatures of the spa. This homeowner and a board member advised they went to the other spa that was consistently warm. Note: during our Board meeting we observed 5 homeowners use the spa without discomfort.

It was also mentioned that the pool temperature seemed cool this year.

The efficiency of the modestly priced electric spa heater was again discussed. As the purchase of a new gas spa heater is a budget impact issue, it was agreed to wait until the spa and pool heaters failed. When replacement time comes, we are requesting 3 bids be sought out for heaters for the pool and spa equipment replacement.

A motion was made by Lorraine when this heater fails, and the funds are available, we replace the heaters with good, efficient and long-lasting gas heaters. The motion was seconded by Barb. This motion was approved by all. No one opposed. Note: the plumbing for a gas line into the pool equipment room was done last year when we had to replace a HVAC unit for the clubhouse; that would then be connected to the new spa and pool heaters.

Michael also advised, once the pool is closed, the pool heater can be rerouted to more efficiently heat the spa for the winter. We all agreed to have Michael switch the pool heater to the spa for a more energy efficient and budget friendly heating of the spa. This will be done once the pool is closed.

Michael also advised the pool company believes there is another leak in the spa.

It was discussed at the last HOA Board meeting; a thermometer was requested to be put in the hot tub for the daily monitoring of the temperature. This thermometer has not yet been placed in the hot tub.

Item # 3: Homeowner Issues or Input if Attending

- No homeowners requested to attend this meeting
- The re-landscaping of Unit #50 was discussed. The new sod, river rock and plants at the parking lot corner look very nice. The HOA budget involvement was discussed. The side and front door area still need to be landscaped. Dana agreed to approach homeowner and ask the homeowner to purchase decorative perennial grasses when possible. These plants do well in our climate and on the property. These grasses look lovely and very nice all year long. It was agreed if the homeowner purchased the decorative perennial grasses the HOA will plant them.

Item #4: Summer Newsletter Feedback

The consistent "red curb parking" was discussed down by the tennis courts. We discussed getting the license plate numbers of residents. It was discussed if we contract with a towing service, they will provide free "car stickers" and signs alerting of illegal parked vehicles will be towed. This parking situation can be addressed again in the newsletter. This basketball court area is a "snow storage" area in the winter.

Item #5: Water Leak Update

The water leak situation was once again addressed. We were reimbursed repairs for unit H85 of for \$566. The completed water leak repairs were completed at the sidewalk leaks at Bldg. A, with a cost of \$3200 and Bldg. B also costing \$3,200.

We got a report of a meter spinning unusually fast behind Bldg. L and U Bldg and D Bldg. There are no "visible leaks." It was suggested for Bldg. L, since there are only 4 residents, perhaps we would go door to door and check for toilet leaks.

Also, American Leak Detector will look for leaks for \$350 -Each Building. Since our meeting this company has raised its prices to \$375 plus \$25 for the gas used in testing for leaks.

We have had 28 leaks since 2013 with a cost of \$77,735 year to date. So far, in 2018 we put \$32,000 in reserves and thru August 2018 we have spent \$35,307 in water leaks.

To stop the constant water leak repairs that negatively impact our budget and reserves, we asked Express Plumbing to give us a bid of total "blue pipe" replacement at Woodbine of our entire water system. Express Plumbing did an evaluation and declined to bid.

Item #6: Woodbine Insurance Policy Renewal:

To write an insurance policy on this property we need the replacement costs. The cost to rebuild is based on cost per square foot. We can't keep our replacement costs too low, per the insurance company standards. Jeremy made a motion that the replacement costs be raised from \$100 per square foot to \$120 per square foot. This figure was based on Michael's research with a contractor and the input from our insurance agent.

This motion also allows for the entire property value of Woodbine to be raised from \$18 million dollars to \$21 million dollars. This also includes lowering our insurance claim deductible from \$2,500 to \$1,000 per claim. Barbara seconded this motion. All approved this and no one opposed. Motion carried. Three bids will be sought for the insurance renewal.

Item #7: 2018 YTD Financials - Questions or discussion

The unexpected water leaks causing budget impact were once again discussed. We have put \$32,000 into our reserves, but the water leaks have cost \$35,307. There is no way to know when or where the "blue pipe" will fail. Michael did say he is working to find ALL the water turn off's for each building and unit. This project was not a planned budget item, but very necessary with our water leak crisis. The newly located "turn off's" are now visible/noticeable with their "blue caps." There 16 remaining "turn offs" to locate, most of them hiding in the old evergreen shrubs in front of certain buildings.

Item #8: Other Items the HOA Board Might wish to discuss

The spa temperature and usage was discussed. There were several folks who enjoyed the spa as we held our HOA Board Meeting. We again discussed the thermostat for the spa that was addressed in the last HOA Board Meeting.

The Meeting was adjourned at 8:19 p.m.

Reminder:

The next HOA Board Meeting will be held November 29th, 2018 at 6:30 p.m. This is the 2019 Budget Approval Meeting.