

GULL WAY VILLAS CO-OWNERS ASSOCIATION  
 PO BOX 668  
 OCEAN CITY, MARYLAND 21843

The meeting of the Gull Way Board of Directors was called to order by Jeff Dolan, President, at 6:02pm, on Tuesday, March 10, 2020.

The minutes from the last meeting were read and approved.

Jeff announced that Wendy's grandmother passed recently. We all have fond memories of her and are saddened by the family's loss.

**Present**

**Absent**

Jeff Dolan	Maureen Paniagua	Ed Penfield	Linda Johnson
Kara Moyer	Sandra Monaco	Ginny Austin	
Judi Bidwick	Jo Ann Tollenger	Frank Clymer	
John Wells	Bill Garvin	Jim Lenahan	
Wendy Sisson	Ed Penfield	Mgr Cyndy Dennison	

**Finance Report**

J gave the treasurer's report.

Operations Funds:

PNC Checking	\$4,290.84
Bank of Ocean City Checking	17,294.17
Bank of Ocean City Savings	20,509.02
<u>Operations sub Total</u>	<u>\$42,094.03</u>

Reserve Funds:

PNC Money Market	\$159,177.85
Bank of Ocean City	180,734.40
Taylor Bank CD - 52	12,103.52
Taylor Bank CD - 54	12,986.45
Taylor Bank CD - 55	18,056.57
<u>Reserve sub Total</u>	<u>\$383,058.79</u>
	\$425,152.82

Prepaid Residents' Assessments	20,150.0
<b>Total Liabilities</b>	<b>\$20,150.</b>

<b>Total Income</b>	50,019.50
<b>Total Expenses</b>	52,479.98 \$

**June 1, 2020 - May 31, 2021**

Amount Due

Permit 88 owes late fees Oct, Nov, Dec 2019

60

Lost payments, banking issues and transition to new amount with 10 units	\$1,628
Total fees in the arrears	\$1,688

Note 2 - Cleanup special assessment to permit 26 has been paid.

Question about money disappearing—some are not up to schedule payments yet.

Payment to PMC, we're ready to cut off with them.

One owner still paying past money; need new address—for Gaughans; J needs to be able to communicate with them. Sandra is giving info to J and others on the BOD>

Will go into executive session later in the meeting to discuss finances.

**Move to accept the Treasurer's Report, seconded, passed.**

**Board elections: down to 13 members now; 4 are up for election**

**Ginny, Linda, Frank, Jeff are up for election.**

**What will we do in case of a tie vote? It doesn't appear to be in the By-Laws. We need to come up with suggestions of how to handle this as a problem prior to the Memorial Day meeting.**

Linda did a good job in passing information to Jo.

Jo needs to give 60 days prior to July 4 meeting for information on voting.

Owners must give contact information, not necessary to give email but it would help.

### **Architectural Committee**

Frank will volunteer to be on the committee; Ginny would like to give up the committee due to family commitments.

Sandra also volunteered to be on the committee. Bill is on the committee but has never been contacted in the past.

Cyndy does the bulk of the work.

### **Owner's Picnic**

We need someone to spearhead the picnic committee. There were owners and BOD members on the committee last year but many of our folks will be at the wedding and not at the picnic.

Sandra volunteered to head the committee.

### **Manager's Report**

Police Incidents: 0

#### **Work to do:**

Summarize all sheds, fresh water and restroom.

Cut back create Myrtle trees, small grasses and trim evergreens

Turn soil in all flower beds and add soil

Stain remaining deck support beams

Touch up paint on light posts

Replace all locks on shed doors

Replace broken bracket on garage door

Check all condensation lines

Check and secure all bird cages on dryer vents

Replace (2) metal crawlspace wells

Install new signs at hose bibs on each shed

Dispose of all old paint and put out for pick up on March 1

Replace fan cover on pool shed. Blew off during storm

Inspect all benches

Replace lumber boarder at 408 Bayshore shed

### **Contracts to start**

Lawn, may have 1 additional cut due to the warmth.

Pool- warranty work to be done

Foundations- April

Parking lots (seal and paint lines), contacted, and waiting for temps to rise

Board to vote on the following:

Pressure Washing building interiors and entrance pads \$1,200.

Signs at pool

### **ARCHITECTURAL COMMITTEE**

Permit # 2. 2628 Gull Way, 102. Sliding glass door, front door and screen door. Plastic protection on deck above. Owner from upstairs has approved.

Permit # 10. 2626 Gull Way, 102. Sliding glass door.

Barry will be replacing rotten wood in window and repair damage to trim. Replace trim and paint. He went in and replaced paneling but not anything structural; association needs to pay for this. It was approved to get repaired.

### **INSURANCE**

We received a \$ 93.00 check from our workman's comp company. Says it's a dividend. Forwarded to J.

### **Transformers**

Delmarva power replaced the transformers. I ordered a Rose of Sharon tree. It only grows to 10' max and blooms all summer.

### **Crawlspaces**

Barry is getting proposal together to clean crawlspace, install encapsulated insulation, rigid cover and vapor barrier. Need good insulation. Maybe 1 or 2 buildings needing a sump pump. Insulation is the original and needs to be replaced. Moisture continues to do damage. Barry can get \$\$ to us within next month or so. Cyndy is suggesting we save it to the fall. **Basic needs: vapor barrier and insulation**

**We need to read over the proposals this summer and make some decisions.**

### **Coastal Reinforcement. (Concrete)**

2 patios have voids under them and could crack. Fill voids using prime flex 920 beneath both sides of the slab seal horizontal cracks. He seems to say he has a permanent solution, but he did recommend French drains.

415 Lark Lane, Unit 101- \$325

2626 Gull Way, 101- \$200

424 towards the green. Large void. Raise concrete back to grade fill sinkhole with flex 920. Seal both sides of raised concrete, the horizontal crack and where the slab meets the step. He says he has a product that will take care of this problem. There is no reference to date on this product.

\$ 550

He can't raise concrete on sidewalks.

### **Sliding glass door locks**

Meeting with Anderson Tuesday regarding locks on the sliding glass doors. If you lock from the outside with the key and leave, you can't open the door from the inside. Safety issue I've been going over with Anderson. This has happened on several 1<sup>st</sup> floors. Anderson rep met with Cyndy regarding this problem. He was able to open the door. She learned about the height adjustments, etc.

**New Owner:**

Permit # 2

2628 Gull Way, Unit 102

Joann Koutsiouk (Woody)

Units for sale: 0

**Voting:**

Power washing of buildings; they did this last year. **Move to accept the proposal, seconded, passed.**

Pool signs at all three cabanas, thought about consolidating and making 18x24 sign, 64\$ each

**Motion to accept the cost of each sign; three signs needed--, seconded, passed.**

Age for entering pool by self: Wendy read suggestions by age as to when can students be left alone. If 15 and over they do not need to be accompanied by an adult.

**Move to have Kids 14 and under needs to be accompanied by an adult at the pool. Seconded, passed.**

Outstanding issue of attendant or lock on pool.

There is concern that some will bring in more than approved people into the pool if they don't have to have a pass with them at all times.

**Passes are required at all times in the pool area (This was accepted by the BOD and should be on the sign)**

There was one person who responded to the ad for an attendant from schools but didn't have transportation.

The pool company will try to supply us with an attendant. We have had terrible experiences with attendants in the past three years. They don't follow through and don't confront owners who are violating the rules. Cyndy says she ends up following up on the rules.

Jo feels there should be an attendant for safety issues. There is agreement from other BOD members with Jo on the need to have someone in attendance.

Key pad is \$3000. That is a lot of money.

Discussion continued about the need for an attendant, but have a plan B in effect just in case.

Realize also that we can still consider in future years the need for an attendant.

Most hotels and condos don't have an attendant on duty. They have a lock box that prevents people from coming into the pool.

After discussion, a motion was made to be voted on.

**Motion on floor is to go to a lock box and not pursue an attendant, seconded, and passed by vote of the president to break the tie.**

We can reconsider after the season whether we will go back to actively look for an attendant.

What is going to be the process for accessing owners and letting them know that we won't have an attendant. We should ask our owners to be vigilant and assist with the rules and regulations. We need to be prepared for the fact that rules may not be followed.

We should have a letter go out to owners explaining the new process. How will we handle renters?

We need to buy the equipment (lock) and then program accordingly.

This information will go out in the newsletter. Cyndy will send info out again so we can read through it.

We've gotten to the point of not being able to find an attendant so we need to have an alternate solution with the pool—a lock that is programmable.

Major change in pool rules.

Do we need to go into executive session?

There was a move to go into executive session. (Cyndy is released)

There was a move to exit executive session,

There was a move to adjourn the meeting at 8:33, seconded, passed.

Respectfully submitted,

Judi Bidwick

Secretary, Gull Way Board of Directors