

# Point at Walden – Open Board Meeting

## March 4, 2017

### 9:00 AM

Attendees: B. J. Hinson, President  
John Hamati, Vice President  
John Zitzmann, Vice President  
Kristin Avery, Secretary  
Michael Maher and Danielle Pickens, The Management Company

Meeting was called to order by Director Hinson at 9:08AM and introductions were made to the owners in attendance.

#### Agenda Items

1. Review minutes from January 7, 2017 closed meeting – Director Hinson briefly went over the minutes. They will be approved when the Board next convenes.
2. Status of deferred maintenance projects:
  - a. Concrete Revive project completed – Mr. Maher stated the sidewalk/walkway enhancements should last 5 – 10 years and were mostly completed with only a few minor items left to touch-up.
  - b. Proposals for A & B elevator upgrades – Mr. Maher explained that when we have cold weather both A and B building elevators have issues. An independent audit has been done of both elevators and if they are maintained properly they should both last another 5 – 10 years. However there were deficiencies found in the control room that need to be addressed to bring the elevators up to code which will cost approximately \$17k - \$20k
  - c. Boat dock repairs/replacement – The board has 2 bids, one from Alumadock and one from Dockside. Both companies will maintain 6 slips at 20' each made out of aluminum however Alumadock will not do the demolition work or be responsible for removing the existing Styrofoam floats. Dockside will do the demo, rebuild and reuse the existing Styrofoam floats. The approximate total to replace the docks and solar lighting is \$75k.
  - d. Landscaping enhancements – Mr. Maher stated the Walden Community Improvement Association does the landscaping at The Point. He has contacted them and is waiting on a proposal to replace the plants between The Point and the Yacht Club that were further damaged during a recent freeze. Mr.

Maher has also requested a proposal to add color and plants around the property.

- e. Pool deck repairs – Mr. Maher stated there was a crack in the lake side of the pool that has been there several years but has gotten worse. The pool needs to be re-plastered and the surface cracks on the pool deck need to be repaired. As of this meeting there was 1 bid in hand and 1 on the way. The pool will need to be closed for 7 – 15 days once the bid has been awarded.
- f. LED lighting proposal – Mr. Maher stated he has learned from numerous companies that installing LED lighting should reduce the bug intrusion by 75% and should reduce the electrical cost by 75%. Mr. Maher will have a proposal in hand by the end of next week.

3. Recommended by residents:

- a. Pergola in green belt/pool area – Director Hinson stated that Bill Craig, an owner at The Point, had suggested a pergola and that it had not been done yet as only one owner had made the request. The Board is concerned with it obstructing the water view of the other owners in that area and stated another option would be to put one up between The Lodge Condominiums and pool area. Mr. Craig agreed to attend the next Board meeting and bring renderings, specs and pricing for the project. Once provided the Board will ask the owners around the pool area to vote on the structure.

4. Open board positions:

- a. Two volunteers to be introduced – Director Hinson introduced Mark Abbey, owner of 111B and Greg Briner, owner of 110B. Mr. Abbey was a Realtor in Key West and an engineer with Exxon for 14 years. He does not currently live onsite but comes up almost every weekend. Mr. Briner was an engineer at Shell for 40 years and will be living onsite as soon as the renovations to his unit are done.

Director Hinson stated that there was only one open Board position at this time but that one of the volunteers could serve as an advisory board member.

5. Open Discussion & Owner Participation

- a. The Board would like TMC to send a letter/email to owners asking them to check their balcony railings. If stabilization is needed TMC will have it scheduled.
- b. The Board asked TMC to enforce all Point rules including the dog leash/waste pick up rules.
- c. A homeowner stated the B building elevator had a bad smell inside and the 2<sup>nd</sup> floor button actually says #3. Director Hamati informed the homeowners that maintenance agreements were always favorable to the maintenance companies. The elevators must be brought up to code before the cabins can be made to look

nice but that the floor number covers could easily be changed to be correct. Director Hinson informed the homeowners that the Board was trying to cancel the current maintenance contract that was signed by an employee of the previous management company.

- d. Some homeowners would like a barricade of some kind to be put up between The Lodge Condominiums and The Point.
  - i. Mr. Maher will call the manager of The Lodge, Donnette and request they replace the 2<sup>nd</sup> shrub from the end that is missing. Mr. Maher will also get a bid to install fencing from the lake to the street that will match the fencing on the Yacht Club side.
- e. Judy MacDowell stated that there was rotten wood that needed to be addressed. Director Hinson let the homeowners know that both buildings would be painted in about a year and that the rotten wood would be addressed at that time.
- f. A homeowner asked if they were allowed to change out their windows and Director Hinson stated they must first send in an ACC Form for approval.
- g. Mr. Briner asked why BBQ grills were no longer allowed. Director Hinson advised the homeowners that this was per the Montgomery County Fire Code and the insurance company could drop coverage if not followed. Per the Fire Code electric grills and propane grills with only 1# canisters are allowed.
- h. Director Hinson stated that owners must hold renters responsible for following all rules.
- i. Mr. Maher stated he hires security for each holiday to make sure pool rules as well as all other rules are being followed.
- j. Director Avery stated that only one car per B building unit is allowed to park in the B building garage.
- k. Director Hinson let the owners know that it takes a 67% vote of the owners to change the Covenants.
- l. An owner asked if the B building attic was up to code. The Board asked Mr. Maher to address the issue.
- m. Director Hinson stated the Annual Meeting was usually in July and asked if October would be a better time to meet. The owners in attendance agreed that October would be better.

### **Adjourn Open Meeting**

Director Hinson made a motion to adjourn the meeting, Director Hamati seconded the motion and the meeting was adjourned at 10:38AM.

Director Hinson called the closed Board Meeting to order at 10:47AM and the following was discussed:

1. Fox Pool bid was in hand and Mr. Maher would have another bid from Passion Pools on Monday. Director Hamati would like to know the brand and color of plaster both companies would be using. The pool repairs need to be done by the end of the March so the pool can open on April 1.
2. LED Lighting – Director Hamati knows a company that will replace the current lighting and then take a percentage of the savings from the electric bill for 5 years as payment and will ask them to look at The Point. Mr. Maher stated that LED bulbs should last 10 years. Director Hamati and Mr. Maher are to work on this project together.
3. Currently there is only bid of \$17k to bring the elevators up to code. The Board requested Mr. Maher get another bid before a decision is made.
4. The boat dock bid will be awarded at the next board meeting with work to be done in October/November 2017.
  - i. Mr. Maher is to ask Alumadock why they can't use the current permaflood
  - ii. Mr. Maher is to get a bid for demo if Alumadock is awarded the contract.
  - iii. Mr. Maher will do a 1 page summary comparing both bids
  - iv. Director Avery would like to see examples of Alumadocks work – Mr. Maher is to let the board know where
  - v. Director Zitzmann will check and see if any marinas or other places on the lake would like the old docks, as is. If so they would be responsible for removing them
5. Director Hinson will have a revised reserve analysis done before the next board meeting.
6. The Board appointed Mr. Abbey to the board and Mr. Briner as an advisory member to the board; Director Hinson will advise both owners. This is to be voted on by the owners at the Annual Meeting in October.
7. Director Hinson and Director Avery's terms are up in October.
8. Director Avery is to help Mr. Maher with the landscaping issues at hand. Director Hinson will help Mr. Maher with the pool project and Director Hamati will help Mr. Maher with the LED lighting and elevator projects. Director Zitzmann will help Mr. Craig with the pergola project.
9. Director Hamati made a motion to approve the minutes from the January 7, 2017 meeting. Director Avery seconded and the motion carried.

### **Adjourn Meeting**

Director Hinson made a motion to adjourn the meeting, Director Hamati seconded the motion and the meeting was adjourned at 11:27AM.

The next Board meeting will be held on Saturday, April 1<sup>st</sup> at 2:00PM