

 **09/2006**

**Full Text:**

PDPOA

Board of Directors

9/21/06

Board Members:      Ed Batten

Phil Burger

Rich Femano

Bob Houlihan

John Joseph

David Nelson

Phil Porter

Gloria Henley-Smith

Members:              Sharon Cheney

Joyce Kopenhaver

Ed Lester

Bob McFadden

Larry Shaff

Wes Warren

General Manager:      Bob Sharp

Asst. GM:              Andrew Schumacher

ARB:                    Joanne Dugle

President Phil Burger called the meeting to order at 2:00 p.m.

The minutes from the previous meeting were approved as amended.

## **President's report - Phil Burger**

Phil reported that recent changes to the telephone system are being evaluated to determine if corrections have been made.

Phil gave a brief overview of the transition that has taken place within the PD resort over the last 12 months. The

transition to the operation of the resort by the PDPOA has included putting in place 23 agreements, arranging finances and resolving two lawsuits. Phil further discussed accomplishments that have been made and challenges ahead.

The rezoning of the Hunter building is complete. The rezoning of the other businesses is still under review.

#### General Manager's report - Bob Sharp

The Mooring Buoy to Sea Lane portion of the path is complete. The Long Range Planning committee discussed changes needed to encourage bike riders to use the path. The second section should have greater compliance in its use as it is all on one side of the road. About 60% is presently laid out. The rest should be completed by the end of October.

The tide gates have been installed. The actual cost was \$299,000 vs. the planned \$310,000. Two gear mechanisms had to be replaced. The cause of failure is under review.

Full Sweep, Rum Row and Yardarm repaving estimates are being sought.

Bob and Wes met with John Safay to discuss the Town takeover of the leisure bridge under Route 278. Gloria asked if there were any discussions with Shelter Cover over control of the bridge.

John Joseph asked about an email from Bob regarding the attorney's opinion regarding the right of the Resort to go onto a resident's property to perform maintenance. Bob responded that the attorney's opinion confirmed our right to do so.

#### Finance committee - Ed Batten

Ed gave an overview of the August financial statement. August had a net of \$30,000 to the good and \$210,000 (before taxes) to the good year-to-date. These excess funds will be allocated to the capital budget.

Ed also reported that accounts receivable collections have been going well. There are now only 13 delinquents for a total of \$60,000 in arrears.

Ed moved that the PDPOA Board of Directors votes to approve the following motions:

- 1) The ARB Compliance Funds Policy - approved unanimously.
- 2) The Payroll Process - approved unanimously.
- 3) The Fixed Assets section - approved unanimously.
- 4) The Annual Audit and Income Tax Preparation section - approved unanimously.
- 5) The Financial Reporting section - approved unanimously.

Ed discussed the remaining sections of the policies and procedures document that are being worked on.

Dave asked if the Board would have a role in selecting the accounting firm that would be used. Ed said they would. The finance committee would select a firm and the Board would approve.

#### ARB - Joanne Dugle

Joanne presented the construction activity report :

New construction/renovation	21
Projects approved - not started	4
Under review	12
Demolition	2
Projects complete - final inspection pending	24
Total	63

Joanne reported that the six members of the ARB have agreed to put their names up for consideration as members of next year's ARB.

Joanne discussed the issue of poor landscaping on some rental homes. She believes this is a result of internet rentals by the owners and hence a lack of an on-site review of the property. Dave said these properties should be brought to the Covenant Compliance committee.

Joanne mentioned that it would be a good idea to provide a bulletin board for owners to place ads.

Communication committee - Phil Porter

The Perspective has been distributed. Phil reported that there was a \$1200 profit on this issue. The next issue will be in December. There is a 11/03 deadline on this issue.

The annual meeting agenda has been distributed with assigned responsibilities.

Covenant compliance - Dave Nelson

A meeting is scheduled for October 27<sup>th</sup>.

Lagoon committee - John Joseph

Minutes of the last lagoon committee meeting are in the Board packet. About 20 properties have issues that are pursued. Letters have been sent to all pool service companies regarding the discharge of pool water into the lagoon.

Construction of the boat ramp is underway. The target for completion is the end of September. Regulations for use of the ramp are on the website. Sally Krebs, from the Town, has reviewed and approved the boat ramp access.

Lagoon policies and practice guideline package has been distributed. A motion was made and seconded to approve the guidelines as presented. The motion was approved unanimously.

Legal committee - Rich Femano

Rich requested that a short segment of the annual meeting include a presentation about the beach re-nourishment project.

Regime committee - Bob Houlihan

A meeting was held on 9/08.

Member comments

Ed Batten announced that an orientation session for new Board members would be held after the annual meeting.

Larry Shaff asked if a delinquent tax and a delinquent sale were the same thing. He was told that they were.

Larry Shaff asked if an inspection deficiency can be corrected by PDPOA going onto the property. Larry further asked how much was spent on the leisure path, how much is the cost to complete it, and when is the target for completion. Bob Sharp responded that approximately \$125,000 has been spent on the leisure path to date, there will be a total of \$175,000 spent this year, and that the target for completion is 2007.

Larry Shaff asked if identification markings on commercial vehicles were being enforced. Bob Sharp responded that they were and that subcontractors do not have to display identification on their vehicles.

The meeting adjourned at 3:15 p.m.

There was no Executive Session

*Posted on 10/25/06 9:42am by Robert Sharp*