



Harbor Pointe HOA Board of Directors Meeting Minutes: March 21, 2016

President Jim Carmany called the meeting to order at 7:02p. Board Members present: Jim Carmany, Nick Johnson, Carl Stauske, Mike Childers, and Anne Dickison. Sue McGill and Gary Rafool participated by speakerphone. Core3 Property Manager Matt Smith was in attendance. Invited guests Ron Roberts and Commissioner John Kahl were present for the first portion of the meeting. Thirteen other homeowners were also in attendance.

Community Relations and Old Business:

These reports were moved up in the agenda to accommodate the presence of the HOA's two invited guests, EastPort Marina Harbormaster Ron Roberts, and East Peoria City Councilman John Kahl. President Jim Carmany noted that these two guests had come to the HOA Board meeting to introduce themselves, and to answer questions about their visions for the future.

Sue McGill asked Ron Roberts for his view of the changes he hoped to make. He responded that he was particularly interested in the appearance of EastPort, and making it a place people would want to visit over and over again. He'd already made some changes, and was looking into additional landscaping and repaving considerations as we recover from winter flooding and the boating season gets underway.

Anne Dickison, present at the March 1st East Peoria City Council meeting along with Gary Rafool, Carl Stauske, and Anne Haas, asked newly appointed Harbormaster Ron Roberts to flesh out his stated vision of EastPort Marina becoming a "Disneyland." Ron described his vision for impeccably clean grounds, attractive landscaping, and things that ran like clockwork. Anne Dickison asked for more reassurance that EastPort being made into an image of "Disneyland" did not mean the proliferation of items like balloons, stuffed animals, or vendors. The new Harbormaster assured the HOA Board that increased commercialization was not in their plans.

Nick Johnson referred to the *Peoria Journal Star* article from February 20th that described "the residents of Harbor Pointe were not always in harmony with the community of boaters in the Marina next door." Nick disagreed with this statement, saying that homeowner objections to noise and other issues were for the most part not between the homeowners and EastPort inhabitant boaters, but with the Marina's other visitors. All present agreed.

The February 20th *PJS* article also implied that Harbor Pointe residents enjoyed Marina privileges including the use of the City's swimming pool. Ron Roberts responded that a regular pool membership costs \$450 per season but that he planned to extend a \$100 discount to any interested Harbor Pointe homeowner. He also assured the HOA that the Marina would consider cleanliness and maintenance of the pool area a top priority.

An observation was made that past Harbormaster Mike Childers had been very effective in curbing harbor noise, and requests were made for assurance that this noise-curbing priority would be continued. Both Ron Roberts and Commissioner Kahl were aware of past noise problems and were supportive of ongoing measures to curb excessive noise in the future. Jim Carmany added that owners of the Bar and Grill now understand the regulations involved, and also understand that notable violations of quiet hour restrictions will be reported and enforced.

Nick Johnson raised a question about which component of the various administrations (and therefore budgets) was responsible for the maintenance and improvements to Mariner's Way. Over the years, the stretch of road between the intersection with Route 116 and the lighthouse entrance to EastPort Marina has fallen into disrepair. Landscaping died and was not replaced, sculptures were damaged or came down, and weeds grew up in some places. What was once a welcoming entrance to the entire EastPort complex is no longer quite so appealing. Nick suggested that to improve the overall attractiveness of EastPort Marina, improvements could be made to its access road. Commissioner Kahl, new last year to the East Peoria City Council, was unfamiliar with which budget and planning agencies were responsible for this stretch of access road. He said he would look into it and get back to us at the next HOA Board Meeting, which he was presently planning to attend.

During audience suggestions about what aspects of EastPort Marina were considered unsightly, in need of better compliance with existing regulations, or unwanted, attention turned to the topic of the two floating houses. Gary Rafool gave a synopsis of issues with the floating modular homes that led to his March 1st presentation to the East Peoria City Council of the HOA's request that the floating houses be removed from EastPort Marina before the start of this year's boating season. Gary also detailed the activities and discussions he'd taken part in following the City Council meeting. Prior to today's Board meeting, Gary expected to receive a "compromise plan" for moving the floating houses to a different location within the Marina harbor, and since no plans had been submitted to him, he questioned how things stood. The visitors responded that they were not currently considering any "compromise plans" because their initial focus was on making sure both floating houses were properly licensed as "water vessels." One is already licensed, and the other has applied but is facing administrative delays within the State's regulatory agencies. Until the required licensing and certifications are in place for both of them, the Marina does not plan to invest more time or budget discussion into developing plans to move them. Commissioner Kahl stated that should the floating houses fail to be licensed as "water vessels" or fail to pass the necessary inspections, they would be removed from EastPort Marina immediately.

Discussions continued, but were brought to closure by statements from the City Commissioner and the Marina Harbormaster that the topic of moving the floating homes was presently off the table until the status of their licensing was determined by the State. Both individuals planned to attend April's Board meeting to give us an update and get back to us about financial and management responsibilities for the upkeep of Mariner's Way.

Approval of last month's Minutes:

Nick Johnson noted a correction/clarification of operator expenses cited in last month's Building Report. New gate arm operators would cost around \$10,000 to install the pair, not \$10,000 per individual gate arm operator. Gary Rafool made the motion to accept the February Minutes as corrected, Nick Johnson seconded, and the motion passed unanimously without further discussion.

Property Manager Report:

Core3 Property Manager Matt Smith distributed his report in advance of the meeting.

*Sales: Units #314, #516, and #608 are sold. Core3 sent out Welcome letters, Bylaw acknowledgement letters, and requests for updated owner information. All new owner contact information has been received.

*Massey Roofing completed all indicated repair work up to the storm of March 15.

*Core3 sent letters to owners that either did not have insurance on record, or whose insurance information was out of date. The first notice went out 11/10/15 and a second notice went out 1/22/16. At the time of this meeting, insurance information was still pending for twelve units. This figure includes the three units that just sold.

Treasurer's Report:

Sue McGill provided reports for the February financials and produced Core3's new income/expense statement for our Reserves. The new Reserves statement will better track reporting activities for the Reserve accounts. Under the heading of "*Income*," the Reserves statement lists our budgeted monthly transfer of **\$5000** from the monthly dues income, plus interest accrued. The "*Capital Improvements*" column will chart Reserve Expenses. For example, **\$4690** is listed for the roof replacement over garage building 51-54 in January 2016. "*Net income*" on this schedule tracks the balance of money in and money out of the Reserves.

A new Checking Account was opened for dedicated use by the Reserves. Checks for capital improvements will be written from this account only. Currently this account holds **\$5994**.

Routinely budgeted deposits of \$3030 per month to the Reserves were increased to \$5000/month in January 2016. As of the end of February, Reserve accounts, including the transfers, expenses, and interest, totaled **\$330,200.77**.

A CEFCU CD matured in January and another in February. These were rolled into the CEFCU Savings Account that now holds **\$140,288.09**. This CEFCU account will be moved to Morton Community Bank as a final step in consolidating and "repackaging" our accounts.

Currently the Operational Balance Sheet shows **\$59,026** in Checking. **\$12,768** of that figure came from pre-paid dues to apply to future months. Income is exactly on budget with only a \$203 variance in dues. Expenses are normal for this time of year, and thanks to the mild winter there have been no recent charges for snow removal. Operational Net Income at the end of February was **\$11,396.46**.

Nick Johnson made a motion to accept the Treasurer's Report, Anne Dickison seconded it, and it passed unanimously.

Parliamentarian's Report:

No report.

Landscaping Report:

Carl Stauske reported that Fred Romane from GreenView has changed jobs. His replacement has been named and will continue to coordinate landscaping services with Carl and Sue. Fred worked with us for the last nine years, and will be missed.

Building Report:

Nick Johnson reported that last fall's patching of the road had been deferred to this spring. This week the road was walked again, and areas to be patched were marked in blue paint.

Last month Nick looked into pricing options and possible solutions for addressing the aging front gate. Gate controllers and operators could be replaced together or separately. Nick made the suggestion that if replacing roofs this year did not turn out to be more extensive or more numerous than budgeted, the HOA should consider spending \$10,000 of the Long Term Capital Improvement funds to replace the gate arm operators. Mike Childers also researched available keypads and new controllers. Nick and Mike will discuss the options and get the numbers together to make a proposal for the next Board Meeting.

It has been noted that certain areas of the fence repainted by Carvey were peeling off again, and new areas are being seen even higher. Jim Carmany will get back in touch with Richard Carvey to follow up on this.

Community Relations Report:

Community Relations was covered earlier in the agenda with the invited presence of East Peoria City Commissioner John Kahl and introduction of the new EastPort Marina Harbormaster, Ron Roberts.

Old Business:

Floating Houses: Addressed earlier in the agenda.

#608 is having a lot of work done both inside and out. All owners are reminded that anything having to do with structural revisions or outside appearances requires a Change Order. Change Order Forms can be downloaded from the HOA website and should be mailed to Matt Smith of Core3 Property Management for consideration and approval by the Board.

Roofs: No decisions were made yet on which roofs would be replaced as budgeted expenditures for 2016. Massey Roofing will evaluate all the roofs again this spring. Additional damages already occurred with the winds and hail of the storm on March 15th. The HOA's 2015 budget decision was to replace three sets of roofs in 2016. With the condos, every 4 units make up a roof. With the duplexes, every two units comprise a roof. Nick Johnson reiterated that ongoing, roof evaluation will be a yearly process, and that timetables for roof replacements will be adjusted accordingly.

New Business:

President Jim Carmany noted that several snow removal complaints had been received following the most recent February snowfall. The removal company decided to not plow due to the blowing conditions, less than two inches of measured snowfall, and predictions for temperatures in the 60s the following day. Nick Johnson reminded us that we are trying to control expenses and that each plow costs us \$700. Jim indicated that snow removals not done for the community can be arranged on an individual basis, and Secretary Anne Dickison asked for a clarification of that process for the Minutes. The owner wishing snow removal services can call Core3 Property Manager Matt Smith, and Matt will contact the snow removal company with the request.

Mike Childers indicated that during this upcoming year he would be working closely with Nick Johnson to maintain the irrigation system, provide technical assistance for gate operations, and assist Nick as requested for structural maintenance issues.

Jim Carmany reported that he met with the new HOA insurance carrier and had reviewed risks, concerns, and liability coverage. One area of concern observed by the insurance carrier was the presence of grills (gas, charcoal, and electric) on the decks. Caution is urged for the placement of all grills, but those located on decks were particularly worrisome. It has been recommended that grills on decks be removed. Our HOA insurance broker, Mark Whitlock, provided the safety poster at the end of these Minutes to share with Harbor Pointe homeowners.

Three-year terms for HOA Board Members Sue McGill and Jim Carmany will be completed in April. Both consented to run for reelection. Anyone wishing to run for the Board or to propose an additional candidate can contact any member of the Board or Core3 Property Manager Matt Smith prior to the election. Names also can be nominated from the floor at the April meeting.

Motion to Adjourn:

A motion to adjourn the March meeting was made at 8:47p by Gary Rafool, seconded by Carl Stauske, and approved by all. The next HOA Board meeting will be held at Jonah's at 7:00p on Monday, April 18, 2016.

Respectfully submitted,
Anne Dickison, Secretary



Gathering Storm March 15, 2016

Anne Dickson Photography



Grilling Safety

There's nothing like outdoor grilling. It's one of the most popular ways to cook food. But, a grill placed too close to anything that can burn is a fire hazard. They can be very hot, causing burn injuries. Follow these simple tips and you will be on the way to safe grilling.

SAFETY TIPS

- » Propane and charcoal BBQ grills should only be used outdoors.
- » The grill should be placed well away from the home, deck railings and out from under eaves and overhanging branches.
- » Keep children and pets at least three feet away from the grill area.
- » Keep your grill clean by removing grease or fat buildup from the grills and in trays below the grill.
- » Never leave your grill unattended.
- » Always make sure your gas grill lid is open before lighting it.

CHARCOAL GRILLS

- » There are several ways to get the charcoal ready to use. Charcoal chimney starters allow you to start the charcoal using newspaper as a fuel.
- » If you use a starter fluid, use only charcoal starter fluid. Never add charcoal fluid or any other flammable liquids to the fire.
- » Keep charcoal fluid out of the reach of children and away from heat sources.
- » There are also electric charcoal starters, which do not use fire. Be sure to use an extension cord for outdoor use.
- » When you are finished grilling, let the coals completely cool before disposing in a metal container.

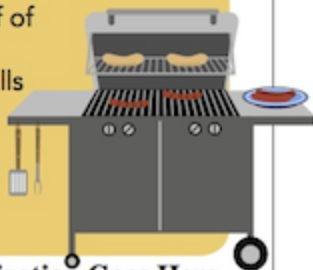
PROPANE Grills

Check the gas tank hose for leaks before using it for the first time each year. Apply a light soap and water solution to the hose. A propane leak will release bubbles. If your grill has a gas leak, by smell or the soapy bubble test, and there is no flame, turn off both the gas tank and the grill. If the leak stops, get the grill serviced by a professional before using it again. If the leak does not stop, call the fire department. **If you smell gas while cooking, immediately get away from the grill and call the fire department.** Do not move the grill.

If the flame **goes out**, turn the grill and gas off and wait at least **15 minutes** before re-lighting it.

FACTS

- ! July is the peak month for grill fires.
- ! Roughly half of the injuries involving grills are thermal burns.



Name of Organization Goes Here



Your Source for SAFETY Information

NFPA Public Education Division • 1 Batterymarch Park, Quincy, MA 02169