

BETHANY MEADOWS RECREATION ASSOCIATION

EXECUTIVE COUNCIL MEETING

February 1, 2014

The meeting was held following the Annual Bethany Meadows Recreation Meeting at the Millville Fire Hall. President, Phil Brannan, called the meeting to order at 10:55 AM. In addition to Phil, Section 1, the following Council members were present: Myrna Mock, Section 2, Bruce Kibby, Phase 1, Debbie Muscolino, Phase 2, Mark Fischl, Phase 4 and Mike Darcey, Phase 5. Ellen Erbe, Blue Sky Management was also present.

Also in attendance were, Carol Brannan, Section 1, Helen Foti, Section 2, Dave Karczmarek, Phase 3 and Sue Martin, Phase 5.

Phil asked for a motion to approve the minutes of the last meeting, October 19, 2013. Myrna made a motion to approve the minutes of the February 3, 2013 meeting. Seconded by Mike. All in favor.

Sue Martin, Phase 5, had specific thoughts regarding the pool and had written the council a letter regarding them. Bruce Kibby invited her if she would like to stay after the meeting and discuss her thoughts with the council prior to the business of the meeting.

Sue first of all wanted to state what a magnificent job the pool attendants do. She is at the pool frequently and wanted their service noted. She indicated that her points of recommended change are based on what Sea Colony does. On their web site it states plainly that all owners, guests, etc. will pay to use the amenities. Everyone pays no matter how much is paid in the annual fees. Sea Colony charges \$40.00 a week which would be too much for us, but \$15.00 would be another source of revenue to help maintain our pool. She stated she was the one at the forefront last year to have the pool open full time throughout June and that has been resolved with the pool being open. She would like the pool to be open, as others are in this area, for an additional two (2) weeks after Labor Day in the fall. She recognizes that we have a large pool that is going to chill out quickly. She thought it could be open for a shorter time each day, perhaps with just an afternoon shift. She explained that we have a totally different set of owners now, different from 10 years ago, people are starting to vacation more in September. She said many people have spoken to her stating they would like the pool open longer. She realizes that this cannot happen this year as it will take a lot of planning through management and if the pool is open, you have to consider the chemicals. Also some of the pool attendants are not available in the fall, but I've talked to them and believe there would be enough for one (1) shift a day. So, basically what I would like to propose is that the council think about my ideas and take them under consideration. I see it as adding to the attraction of Bethany Meadows as a community with full time owners and vacationers. We have to realize that we are not only a residential community but an investment community where people have rental properties and they want to maximize on their investment. She asked if there were any questions. There were none.

Phil thanked Sue for her input and said the Council would discuss her thoughts on the extended pool season.

Old Business

Pool Season

At this time the council discussed the suggestions Sue had made.

Ellen stated that the pool temperature the day after Labor Day fell to 58 degrees.

Myrna asked how in the world could be police a weekly fee. There is no way to easily tell a renter from a family guest.

Ellen stated she felt it would be extremely unfair to most people. Sea Colony has resources we cannot afford. We do not have the resources to set up a camera to make ID cards on a daily basis. People visiting Sea Colony pay by the person for their ID card that permits pool use. The modified plan for Bethany Meadows would be for those that rent their homes to pay a fee for renters. Nothing would change for permanent homeowners. Policing this plan would be expensive. Also you cannot set up a multi-class community with different rules. You cannot differentiate between owners that have rentals and those that do not. That could possibly be illegal.

Myrna said owners are to have two (2) guests at the pool. There is no limit on renters. So if we were to charge renters how would you police individuals who are renters. How could you prevent them from saying they were the guests of the owner.

Mike stated that to set this up and police it would be an administrative nightmare. He asked what the ruling is for the number of people on one pass.

A family is as many people as are in the family; but an owner can only bring two (2) guests to the pool.

He also felt that there should be no money at the pool which could happen if we were to go to charging renters.

Bruce said the one good thing would be it would identify the renters who are usually the biggest problem. Also, after doing this for a week, people will figure out a way around it. Also, this plan would be very unfair to a fulltime renter. He also felt the pool was a place to meet socially. It's a Majong and Scrabble place. Those people would like the pool open longer.

Myrna stated everyone has a home and there are picnic tables provided outside the pool where board games can be played.

At this point, with all comments aired, Phil asked for a motion.

Mike made a motion that there not be any fees, in addition to the annual Bethany Meadows Recreation Association fee, charged for use of the pool. Seconded by Mark. Unanimous.

Bruce asked that Sue be sent a note expressing the council's appreciation for her thoroughness.

Phil stated we will retain the current pool schedule for 2014.

Unfinished Business:

Trash

Ellen will contact Pam, as she volunteered, in June for help with the collection of approval forms to get a single trash collector for Sections 1 and 2.

Bruce suggested that as people buy into the community, in Sections 1 and 2, they be told there is a preferred provider. This is a good idea. Once the proposals from each trash hauler are updated, one will be chosen and we will proceed to give this information in the D.U.C.I.O.A. notebook so each owner has this at their settlement.

Ellen said she would like to see us with a policy that required anyone that rents their home in Section 1 or 2 to provide us with a letter stating the name of the trash company they use. People from the Sections have been using the condo dumpsters. There is a penalty fee charged to the owner if a person is caught. The catching is the problem.

Ellen will put a sign on the dumpsters with a number to call for illegal dumping. An additional sign will ask that the lids be closed. The trash hauler will be called and asked to have the driver make sure that the lids are shut and not trapped behind the dumpster.

At this time Phil asked what the expense is for a single-family trash pick up. Ellen read the list of the prices supplied by the haulers in this area. All the prices supplied were far less than what people are currently paying.

Phil felt there should be a way to have everyone comply and thought he should see an attorney.

Mike made a motion that Phil should see an attorney regarding having only one trash company for Sections 1 and 2. Second by Mark. Motion passed.

Phil asked that we use money to put security cameras on the dumpster areas in the condominiums. Put them up high so no one can get to them unless they use a shot gun. Put a sign up that says "You are being watched." Ellen said that the height of the camera that we need to prevent vandalism will compromise its ability to get the information that we need. We can research security cameras although it could be very expensive. Phil said to put up fake cameras. That may scare illegal users off. Bruce said there are fairly sophisticated fake cameras with lights that blink etc. However, usually the perpetrators can figure it out pretty quickly.

Emergency Numbers

At this time Ellen also said she want to get an emergency number from every owner. This winter proved difficult with broken pipes and no way to reach the owner except through an overnight mailing.

New Business:

Election of Council Officers

Since Phil, Myrna and Gail retained their seats on council, Ellen said an election of officers should be held.

Phil said he was running for President, is there anyone else that would like the job. No one wanted it.

The council officers remain: Phil Brannan, President, and Myrna Mock, Vice President

With no more business to discuss, Phil asked for a motion to adjourn.

Mike made a motion to adjourn. Seconded by Mark. All in favor.

Meeting adjourned 11:50 AM.

Respectfully submitted,

Ellen Erbe
Blue Sky