

# Seaglass Village EMOC Committee

## 08-Jul-2018 Meeting Minutes

**Attendees:** Carmine, Dick, Al L., John C., Eric (by phone)

**Missing:** John B., Donnie, Jerry

**Visitors:** Frank (Cottage #158)

- Meeting started at 9am / Meeting ended at 11 am
- All in attendance agreed to accept meeting minutes from previous meeting.

### Unplanned Business

- Eric K. announced that he will step down from the EMOC due to his limited availability to participate in the regularly scheduled meetings. Carmine expressed his gratitude on behalf the EMOC and the Seaglass community for Eric's participation in EMOC. We wish him well and hope he can rejoin EMOC at a later date.
- Frank Reid from Cottage #158 stopped in to share an issue he had with his central A/C unit. He had a leak in the condensate trap (in the attic) that appeared to be caused by a cracked PVC pipe. It most likely occurred from water left in the trap during the previous close and froze, thus causing the pipe to crack. An additional comment was that his trap happened to be outside the drip pan of the air handler unit. He had it repaired and was lucky that the leak was caught quickly after starting to use his cottage this season.
  - ***Carmine and Dick will speak to Boz Tozier about adding A/C trap drain to his service, and to the Open/Close policy that they are writing/modifying.***

### EMOC Proposals

- Cottage #218 is requesting to have a new storm door added to their cottage and specifically identified that it will match Cottage #165.
  - They will be informed that the door must match the Seaglass standard, which is a White Larson door. The model number will be shared with the cottage owner.

### Policy Updates

- Painting Policy – was it approved by BOD? Check with John Snell before next meeting.
- All-Around-Gutters Policy – no response from BOD. Carmine will contact BOD again.
- Outside Spigot Policy – John B. to finish.
- Open/Close Policy – Carmine and Dick will update current policy.
- Deck Policy – Al will help get material samples and pricing. John C. will update the policy to add comments from EMOC members for next meeting.
  - Comments included:
    - ✓ Add re-stain to the policy for the composite/wood option
    - ✓ Fix heading typos (reference to split A/C)

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- ✓ Remove 4<sup>th</sup> Option for all-wood IPE; go with three options 1) all Pressure Treated, 2) Wood/Composite Hybrid, 3) all Composite
- ✓ Check 4-seasons to determine hand rail profile and deck color

### **Special Projects**

- Gutter over clubhouse front side entrance leading to bathrooms and gym. Donnie has quote.
- Pool Pumps and Heaters
  - Has new pool guy been hired? Waiting on contract to be signed?
  - Are heaters and pumps all replaced?
  - Chris Duncan (pool guy from Summer Village) still has trouble getting past locked gates. Can we get him a key or badge?
  - Heater not working on Donut Pool – Carmine will follow up with Donny to get pool guy here July 9<sup>th</sup>.
- Painting Schedule – what is the current status of the cottages that require painting this year?

### **Miscellaneous**

- Cottage #225 has a rot problem. Cottage was not painted with adjacent cottage (attached) last year. *The question was asked if we should add text to the painting policy that would require both sides of a duplex 4-season to be painted on the same cycle.*
- Carmine has pictures of the storm drain between Cottages 121 and 122. The drain is raised above the surrounding ground which causes it to be ineffective at collecting rain water runoff. *Carmine would like Donny to contact a contractor to quote fixing the issue.*
- Truck has been purchased and was hit by another vehicle on its first night in the Seaglass parking lot. *Are there any cameras in the front parking area that might reveal the culprit?*