Seaglass Village EMOC Committee

6/24/2017 Meeting Minutes

**Attendees:** John Bocchino, Carmine Sammarco, Dick Duprey, , Eric Kessler (via phone), Larry Abatiell, Melanie Foster

1. Motion to accept minutes by Dick, seconded by Carmine and all approved.
2. EMOC Application submitted by John Connors of Cottage number. He has a BS in Engineering from WPI and extensive business experience in engineering and operations. John made a motion to accept the application and Dick seconded. All agreed. John will now become part of the EMOC. Welcome aboard John!!
3. EMOC proposals
	1. #605 – Looking to hinge the current access door and add an access door. This was tabled until we get verification of recommended size and quantity of access doors previously established.
	2. #801 – Storm door on Cottage (Seaglass Village approved door). Request approved.
	3. #116 – Exterior outlet out back. The GFI sets off when it rains. Request to use clear silicone around perimeter of outlet box. Approved but if it continues the owner is to have a licensed electrician check it out.
	4. #709 – Landscaping plan to include irrigation with backflow device. Ramsdell will do the installation. Approved contingent on it adhering to KKW requirements.
	5. #207 – Split A/C on porch (Doug Brown Plumbing to do installation). This is also a heat pump. Declined due to SeaGlass by-laws.
4. Policy updates:
	1. Carmine visited with two split a/c contractors in the last week and brought forth the basic installation proposals. He and Dick will write a rough draft procedure and bring to the next EMOC meeting.
5. Special Projects
	1. Water leak in pump room –
		1. John has asked Matt to get a quote on sealing the joint at the junction of the wall and floor.
		2. Melanie will bring back contractor that quoted the perimeter drain and have them give ideas on a sump pump system. An EMOC member should be present.
		3. Exit gate replacement motor will cost approx. $1,100. Melanie was given the go ahead to order.
		4. John will check the as built.
	2. Concrete work on the pools
		1. Large pool is now open
		2. Lap pool and family pool need some tiles replaced. Melanie will get pool contractors to quote.
		3. No estimate yet on the indoor lap pool.
	3. All members voted and agreed on all of the above.
6. Next meeting will be on July 8th at 10:00 EST.
7. There will be a special Reserve Study meeting next Saturday (July 1st ) for all EMOC members to nail down the reserve requirements for the next round of budgeting.