Seaglass Village EMOC Committee

4/15/2017 Meeting Minutes

**Attendees:** Jerry S., Carmine Sammarco, Dick Duprey, Larry Abatiell, Eric Kessler, John Bochinno, Melanie

1. Minutes of March 18th meeting were approved
2. It was noted that Bill Stumpf will be stepping down from the EMOC starting immediately. Mel will send out an email for replacement volunteers.
3. EMOC proposals
	1. Cottage 101 Split A/C unit discussion was tabled until our first meeting of the season on May 20th.
4. Special projects
	1. Electrician put a “T” in the conduit to prevent water leaking into the panel in the pump room.
	2. Carmine will go 1st week of May to take pictures and have a concal with Dick and Melanie. (Update – Mel was extremely busy opening cottages 1st week in May so this will be done the week of the May 16)
	3. The pool company will be coming on May 9th to further evaluate the leak look into a possible long term solution.
	4. It was suggested that we do not open the pool until we know more about this issue.
	5. It was suggested that we put chlorine in the pool and take samples at the leak area to see if leakage is coming from the pool.
	6. A motion was made and accepted to add a floor drain in the water pump room. This will cost about $2,700. The Board will need to approve this as it is not in the budget.
	7. Flooring quote came in at $9,849. It is a vinyl textured wood like flooring. Installer recommended gluing it down due to high traffic. Jerry made a motion to move forward and Eric seconded. Mel will get going. (Update – Flooring was completed by opening day and looks great!!!)
	8. Discussion on fire alarm going cellular as apposed to dedicated line at a cost of $650 and $450 for monitoring. It was recommended that we move forward by the committee.
	9. Painting Contractor – Melanie has signed the contract with the painter.
	10. Owners can also sign up for repairs before painting.
	11. No tar paper on clubhouse roof issue was discussed. This is not necessarily a cod issue as the code refers to the manufacturer’s installation specs.
	12. John will look into getting someone to see if it is to code.
5. Policy updates:
	1. EMOC still would like a mandatory 10 year for house body painting and 7 years for trim paint. This will be brought up at the 1st open Board meeting of 2017.
6. Next meeting will be on May 20th at 10:00 EST.