Seaglass Village EMOC Committee

1/17/2017 Meeting Minutes

**Attendess:** Bill Stump, John Bocchino, Melanie, Carmine Sammarco, Eric Kessler, Dick Duprey, Larry Abatiell

1. Committee approved 12/17 meeting minutes
2. Committee reviewed 1 proposal:
	1. Cottage 101 – Looking to replace current wall a/c with a split a/c unit.
	2. Proposal asks to remove wall unit, replace with split a/c with having condenser/compressor unit attached to the side of the house with brackets and evaporator inside where the wall unit was.
	3. The committee agreed that we would all review more closely and bring recommendations to the next meeting.
3. Policy updates:
	1. Porch A/C unit policy was approved by the board at the 1/12 meeting.
4. Special Projects
	1. Painting
		1. Larry gave the go ahead for the EMOC to work with Melanie to get quotes and pick paint contractors without board approval.
		2. Melanie will get references from Sherwin Williams for reputable paint contractors. She will then solicit quotes and forward to EMOC.
		3. There are 24 cottages on the list for the painting program in 2017.
		4. A lot of discussion on timeframes for repainting of cottages (both trim and clapboard)
		5. The EMOC made a motion recommending changing the painting policy so that every 7 years cottages will be required to be painted.
		6. Larry will discuss with the board.

1. John to send quote to Melanie this week for PM of water and waste booster stations including flushing of sewers lines.
2. Melanie will have a couple of flooring companies come in and make recommendations to what kind of floor would best fit our needs in the Great Room of the Clubhouse.
	1. Eric has offered to discuss the recommendations with the contractors.
	2. He will bring recommendations to EMOC
3. Updates on Reserve study
	1. Bill – Pool area reviewed and looks good but continues to be a work in progress
	2. John – Water and sewer is work in progress.
4. Melanie mentioned that Matthew noticed that there were water leaks in the basement of the rental office.
	1. It appears that it is coming from where the walls meet the floor.
	2. Melanie will send an email to the developer to have addressed while we are still in the warranty period.
	3. Larry will take a picture of the leak and send to the EMOC.
5. Next meeting will be on February 18th at 10:00 EST.