

CHESAPEAKE POINT CO-OP INC  
BOARD OF DIRECTORS MEETING  
TUESDAY JANUARY 10<sup>th</sup> 2023

This Chesapeake Point Co-op Inc Board of Directors meeting was held January 10<sup>th</sup>, 2023 at 1:00 PM, EST in our clubhouse and via zoom. Public notice was posted in our laundry room and emailed to the members. Board members present Lee Olson, Mark Picurro, Doug Charban, Ren Batten and Adrienne Blakely. Sue Marino present by zoom. Lee Olson moderated the meeting.

MINUTES:

Minutes of the November and December 2022 meetings were approved unanimously.

UNFINISHED BUSINESS:

Seawall update.

Lee led discussion with on overview of past discussions about raising the seawall and possibly having an engineer evaluate the park and water issues. Mark spoke about water coming into the park from Chesapeake Dr during heavy rains creating flooding and water going over the seawall into the river. Lee moves to hire the engineer to evaluate and survey the park for \$1500. or less. More discussion. Motion passes unanimously.

NEW BUSINESS:

1. Clubhouse Garden.

Sue Picurro asks about the funds for the co-op's gardens. Carol Nelson, treasurer, explains that it's all in the ground maintenance expense budget. The sprinkler system is not working properly. Doug will look into it.

2. Landscape design committee:

Mark discussed the expense of landscaping shrubs and trees in the Co-op and that there are currently very few funds available. Friends of the Park have contributed funds to garden but more is needed. Mark suggested a slight increase in the HOA fee would provide funds for the various projects the co-op undertakes. HOA fee increase tabled to next meeting.

### 3. Financial report for November:

Carol reported on the November 2022 financials. No major cash transactions. 1099 reports will be mailed to the members soon. All's good.

### 4. Work day-Skip:

Skip Atwood is calling a work day this coming Thursday at 10 AM. Items to be addressed are water breaks, cleaning drain pipes, tree trimming and a lot of other things. Skip says Southern Quality can sell shrubs and trees, installed, to us cheaper than we can buy them. Nancy Olson asks workers to wear safety glasses and boots to prevent injuries.

### 5. Seasonal Projects:

Lee discussed other projects this winter including drainage at the cottages on the west side and palm trimming.

### 6. Park visitors and community relations.

Mark spoke to our Co-Op not being a gated community and visitors from Chesapeake Dr walking through should be welcomed as neighbors, respectfully. Auto drivers should slow down on Chesapeake Drive and not speed. 20 MPH is enough; respect our neighbors.

### 7. HOPA 80-20 review:

Mark Provides the board members with copies of articles from legal sources concerning the HOPA 80-20 rule including the internet HUD version. Long discussion among board members with various interpretations.

### 8. Discussion of resident in # 41:

Lee reads his opinion regarding the situation. The owner of the unit has rented it to someone who is 47. He has submitted a residency application to Monarch and passed a background check. A board member has requested that the board evict him because he is not 55. The board can make an exception to this rule. The question is, does this set a precedent for future applications or is it an exception to the rule? Long discussion of the board. Ren and Doug are going to speak with the owner of the unit and report back to the board. Issue tabled to next meeting.

9. Contractor parking.

Ren brings up the issue of where the lawn maintenance company parks their vehicles. Discussion. Lee suggests sunset lot, or on the street by the sunrise lot. Ren will take care of the issue.

Q & A FROM MEMBERS:

Lee advises the members that two seats are available for the board at the annual meeting.

Anna caught an 8 lb sheepshead !

Carol reminds members that they can approach the board with projects and costs for their review.

Carol discussed how reserve funds were calculated for projects and the process for voting to increase HOA fees.

ADJOURN at 2:39 PM unanimously by the board.

Mark C. Picurro, Secretary.

CHESAPEAKE POINT CO-OP INC  
BOARD OF DIRECTORS MEETING  
TUESDAY FEBRUARY 14TH, 2023

This Chesapeake Point Co-op Inc Board of Directors meeting was held February 14<sup>th</sup>, 2023 at 1:00 PM, EST in our clubhouse and via zoom. Public notice was posted in the laundry room and emailed to the members. Board members present: Lee Olson, Mark Picurro, Doug Charban, Ren Batten and Adrienne Blakely. Sue Marino present by zoom. Lee Olson moderated the meeting.

MINUTES:

Minutes of the January 10, 2023 meeting were presented. Objection to the minutes raised by a board member. Discussion. Lee tabled minutes to a later meeting.

UNFINISHED BUSINESS:

HOA fee discussion

The board discusses the purchasing power of our HOA fee after inflation of last 17 years. Our fee is multiple times lower than other co-ops and condos in the area. Discussion of raising the fee \$30 to \$330. Lee moves to have a membership vote to increase the HOA fee by \$30 at the annual meeting. Board passes unanimously.

NEW BUSINESS:

1. December financial report.

Lee reads December financial report in treasurer's absence. Members should have received their 1098 re: share of loan interest and property tax. Lee reads rest of report, all good. Lee moves to accept the report. Board passes unanimously to approve.

2. Insurance update.

Gene Holloway is away and has provided the board with a written report. Lee authorizes Gene Holloway to sign insurance forms as the "Insurance Committee." Board unanimously approves.

Insurance has been renewed at a 4.1 % increase. The co-op may repair themselves, the water & sewer lines on an emergency basis only. We must have certificates of insurance for workers comp and liability from contractors.

3. Water turn off on the 18<sup>th</sup>.

Ren begins the discussion. Water will be turned off at 6 AM on Saturday the 18<sup>th</sup> so a sewer line can be repaired. Ren anticipates water will be back on by noon or so. Members advised to have water available and not to flush toilet after 6 AM.

Lee discusses the poor condition of the sewer lines and the probability of needed repairs sometime in the future.

4. Tree on # 43.

Mark presents Denis Lestang's request to plant a tree on the road side of # 43. It is beyond the "3 foot from the trailer" limit. Lee moves to allow. Board passes unanimously to approve.

5. Parking on grass.

Mark advises that parking on the grass risks damage to sewer or water lines and could cost tens of thousands of dollars to repair. Long discussion about shortage of parking spaces in peak season. Possible use of sunrise lot for boat trailer parking in winter. Issue tabled to next board meeting.

6. Landscape design committee proposal.

Mark presents a landscape design committee proposal to plant trees and shrubs on the empty lots; 1. to prevent cars from going over the sewer lines and 2. to prevent parking on the lots and begin the landscape improvement. This will be the first of a multi-year project. The committee is asking for \$2000 max. Very long discussion with input from many members. Lee makes a motion to accept the proposal. Board passes unanimously to approve.

7. Friends of the Park proposal.

Sue Picurro presents Friends' proposal requesting \$250 in matching funds to mulch the clubhouse garden and buy plants. Discussion. Lee moves to accept, Board votes unanimously to approve.

8. Maintenance committee proposal.

Ren submits a proposal for the purchase of a garden tool shed and machine drain cleaner. The request is for \$5000. The garden tool shed is 8 x 12 and will house all the everyday garden equipment. This will allow the co-op to secure the maintenance building. The machine drain cleaner will allow the maintenance committee to clean out the water drain and sewer lines on a regular basis saving the co-op thousands over just a couple of years

Long discussion. Ren moves to accept the proposal. Voting yes, Ren Batteen, Lee Olson, Doug Charban and Mark Picurro. Voting no, Adrienne Blakely. The motion passes.

9. Update on conversation with owner of # 41

Ren has spoken to Mark Wisniewski about his tenant Ben. Ben works for the town of Tarpon Springs has a responsible position and keeps to himself. Ren is recommending Ben for residency under the 80/20 HOPA act. Long discussion.

10. Vote on tenant Ben Hagenlocher for residency in unit 41.

long discussion. Mark makes a motion “ I move that we approve Ben Hagenlocher for residency in the co-op” Voting Yes, Mark Picurro, Ren Batten and Lee Olson. Voting no, Adrienne Blakely, Doug Charban. Motion passes.

11. Discussion of the possibility of assessing a membership fee for new members.

Scott Simmons discusses instituting a new membership fee for new shareholders buying into the co-op of 1 % to 1 1/2% of total purchase price ( share and trailer). Discussion among board and members. Lee will discuss this with our attorney for his opinion. Tabled.

Q & A

Scott Simmons, # 34, submits a landscape drawing and proposal to rock over the area between his trailer and the street. This will be professionally done at his expense. Board discussion. Unanimously approved .

Skip Atwood needs diggers for Saturday projects.

Rosemary Houghton voiced concern about the trip hazards on the shuffle board court. Ren & Doug will look into it.

Adjourn at 2:35 PM

Mark C. Picurro, Secretary.

CHESAPEAKE POINT CO-OP INC  
BOARD OF DIRECTORS MEETING

This Chesapeake Point Co-op Inc emergency Board of Directors meeting was held Tuesday, February 28<sup>th</sup>, 2023 at 1:00 PM EST in our clubhouse (no zoom). Public notice was posted in the laundry room and emailed to the members. Board members present, Lee Olson, Adrienne Blakely, Ren Batteen, Doug Charban and Mark Picurro. Lee Olson moderated the meeting.

MINUTES:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Item. Approve Sally Andres as new treasurer.

Lee Olson makes a motion “ I move that we appoint Sally Anders to replace Carol Garnant-Nelson, retiring from the treasurer position, for a period of one year, effective the end of April 2023”.

Motion approve unanimously by the board.

Adjourn at 1:15 PM

Mark C. Picurro Secretary.



CHESAPEAKE POINT CO-OP INC  
ANNUAL MEMBERSHIP MEETING  
TUESDAY, MARCH 7, 2023.

This Chesapeake Point Co-op annual membership meeting was held on Tuesday March 7<sup>th</sup> 2023 at 6:30 PM, EST in the clubhouse and via zoom. Notice was mailed to the members by Monarch management and posted in the laundry room. All board members present, Lee Olson, Adrienne Blakely, Ren Batteen, Doug Charban and Mark Picurro. A quorum was established by Sue Marino of Monarch management. Lee Olson moderated the meeting.

MINUTES:

Tabled to next board meeting.

ELECTION OF DIRECTORS:

There are two board positions open. Lee Olson reviewed the history of our treasurer's position and the appointment of Carol Nelson as treasurer when Kris Boswinkel resigned. Carol is stepping down after nine years of service to the co-op. Adrienne Blakely is also stepping down as her term expires. The board and the entire membership gave them each a standing ovation to thank them for their many years of service.

Two members have applied for election to the board, Doug Charban and Eric Larson, Therefore there will be no election and they will assume their board duties at the organizational meeting.

REPORTS OF OFFICERS.

1. Lee Olson, President
2. Carol Nelson, Treasurer
3. Mark Picurro, Secretary

REPORTS OF COMMITTEES.

1. Sue Picurro, Friends of the Park
2. Gene Holloway, Insurance Committee.
3. Lee Olson, Reserve Study

4. Mark Picurro, Landscape Design Committee
5. Skip Atwood, Maintenance Committee

#### UNFINISHED BUSINESS:

HOA dues increase.

Lee presents proposal to increase HOA dues from \$300 to \$330 beginning June 1, 2023. General discussion with members and board. There has not been an increase in dues in 17 years to our knowledge and our purchasing power over the last 10 years has dropped by more than a third. Ballots were distributed to members, one per unit. There were 37 votes, 35 yes, 2 no. Motion passes to increase HOA dues \$30.

Ren Batteen, Skip Atwood and Leif Nelson have done an elevation survey on all the trailers in the co-op. Please see Ren for the information.

#### ADJOURNMENT

Meeting adjourned at 7:20 PM

#### ORGANIZATIONAL BOARD MEETING

Board meeting immediately following the annual meeting. Voted and agreed.

President – Lee Olson

Secretary – Mark Picurro

First Vice President – Ren Batten

Second Vice President – Doug Charban

Third Vice President – Eric Larson

Treasurer Officer – Sally Andres

Mark C. Picurro, Secretary.

