

# WP1 HOA Board Meeting

## Executive Session

Jan 13, 2017 @ 10am in-person: Tim, Margaret, Steve, Rick, Henry, Tammy / Skype: Leon, Terry

## Construction Update

Steve has been very involved on the project. Recent weather has impacted schedule slightly. Steve went over topics for discussion in the afternoon session.

## Financials

Preview of Financial Update

## Elevator

Voltage regulator is being replaced for the South Elevator. It stopped working due to a reduction in voltage for the entire area by Santee Cooper. Other buildings in Windy Hill have had similar issues. On Jan 9, 2017, the Board **approved** the funding for this via email for an amount of \$7,586.

## Door

A new door has been installed on the North Beach Access (near the outdoor pool). This area is still not open due to the ocean side wall project. The funding for this was approved last summer.

## Fireplaces

Preview of Fireplace Discussion for afternoon.

## Bylaws

Lean will have a draft of revised bylaws by the April Board Meeting.

## Cable Boxes

Preview of Cable Box Update

## Management Contract

Tammy was excused before this item was discussed in the morning session.

Executive Session adjourned at 12noon.

## Open Session

Jan 13, 2017 @ 1:30pm in-person: Tim, Margaret, Steve, Rick, Henry, Tammy / Skype: Leon

At times, there were 8-10 unit owners in attendance.

## Minutes from Previous Meetings

Minutes approved – Steve **Motion**, Rick 2<sup>nd</sup>, all Approve

### Finances

103,000 in checking. 96,324.49 in Virtus

Only one unit is behind.

Tim stated that we underspent 100k in 2017. We held off on spending funds on items such as Pool Furniture and a new pool heater as we saw the ocean side project as potentially unknown for total cost.

### Ocean Side Update

Steve gave an update. He gave overview of how project scope started out and the challenges that appeared as the damage was more substantial than anyone thought. Steve provided a 4 page document around FAQs for the project in the fall. Tim had provided a 2-page financial discussion document with pictures in the fall. Both of these documents are on the website. Weekly updates of the project are being posted to the website as well. There was a discussion of some of the details around the updating of the permit. The original permit was not updated by the contractor for the expanded scope of work. This is being addressed. Steve and Tim have been visiting WP1 on a regular basis to keep tabs on the progress of the project as well. Ken Schafer had a lot of questions which we addressed during the session.

As part of the project, we need to get into owner closets and the fire stack closets. Some of these doors have locks with no key provided to management. In order to not slow down the project, please provide keys for these doors if you have them. For those doors with locks without keys, the only option is to drill out the lock.

Drill out locks if no key is provided – **Motion** by Margaret 2<sup>nd</sup> by Rick. Tim and Steve, Yes. Leon Abstain

### Bylaw proposals

Leon reported that the Floyd Law Group who provides legal services to our HOA has recommended that we rewrite the current bylaws to include any bylaw changes. These changes include:

- Term Limits
- Formalization of Alternate Board Member Roles
- Electronic Voting and Communication
- Board Member Spending Limit of \$5,000

### Cable Box Update

There was some questions around the capability of the current cabling to handle the HD signal for the new boxes. Spectrum came out and tested some units. Cabling passed. The “billing” issue that had been identified in the fall has now been corrected. Owners can now obtain cable boxes. The target date for complete switchover to All-Digital signal is April. When this occurs, any TV without a cable box will not receive any channels.

## Maintenance Projects on website

Tim pointed out that a list of Maintenance Projects are listed on the website. If you see something that needs attention, please bring it to the attention of the Board at [wp1board@emaldodo.com](mailto:wp1board@emaldodo.com).

## Fireplace Discussion

During the ocean side wall project, we got a chance to take a look at the Flues. In short, the flues are NOT in good shape with lots of holes from rust. The BoD has taken steps to secure fireplace doors and post signage to not use wood burning fireplaces until further notice. The Fire Marshall will be contacted to inspect the situation. It is obvious that the chimneys/flues are allowing water into the fire stack area. The BoD is in the early stages of determining options going forward and costs associated with it.

The Board plans to send out an informal non-binding survey out to owners on this topic.

## Management Contract

A committee has been formed to define criteria for a management contract for the HOA. This committee will also be responsible for obtaining and comparing the responses for proposals.

## Odds/Ends

A new door has been installed on the North Beach Access are near the outdoor pool.

A voltage regulator for the South Elevator is on order.

Open Session adjourned at 3:45pm