

Coast Village Property Owner's Association
Minutes of Annual Meeting of 7-11-98

The official attendance of property owners was only 36 and that does not represent a quorum. There would need to be property owners present to equal a quorum. No motions can be officially recognized or voted upon.

There was a reading of the minutes of the last annual meeting.

The check book balance as of 7-2-98 was \$8,764.15 and the money market account was \$37,383.91.

President, Chris Lampropulos introduced the present Board of Directors:

Chris Lampropulos, President
Larry Jackson, Vice President
Lisa Honseler, Treasurer
Charlene Lampert, Secretary
Jason Wilson, North East Sector
Janet Gunn, East Sector
Doug Barrow, Mideast Sector
Francis Dover, South West Sector
Jim McKay, Far West Sector
Vacancy, South Central Sector
Vacancy, North West Sector

President Chris Lampropulos went on to report the backbone of the Coast Village Park management was the excellent work done by the committees. Members of the By Laws and C.C. R.'s Committees were introduced to the membership and acknowledgement of the work done by these committees and their respective chairpersons was asked for their service.

Janet Gunn, Chairperson, presented a report for the work done by the Architectural Committee and House Committee this past year. These committees responded to 14 complaints filed by property owners. The first fine of \$25.00 for failure to correct infractions was billed in June 1998. During the past year the ARC committee approved 46 applications for plot plans. These committees have worked closely with the Florence Police Department in correcting driving violations inside the park. Complaints regarding animals have fallen off during the past few months thanks to the cooperation of pet owners.

Alvin Lampert, Chairperson, presented a report of the work done by the Credit and Collections Committee this past year. When the Chris organized this Committee, initially 42 accounts were sent notices regarding delinquencies. Today, there are only 4 scheduled to received notices. There are a few accounts that fall behind, receive notices and then catch up. Tom Nicholson, our attorney, is pursuing the accounts that represent a legal collection problem.

Francis Dover presented a report regarding the ongoing problem encountered with the City of Florence regarding water pressure at Coast Village. By the *end of July* the water pressure at *C.V. should be increased to 60#s of pressure*. This increase in water pressure will require those property owners with older plumbing and/or older units may need to purchase a "restrictor" to put on their water faucet to which they would hook up the hose going into their unit. It is important to understand that this restrictor devise will be placed on the faucet and not your unit.

Roads: Approximately 1/3 of the park has new roads. It was noted these roads are very smooth and as soon as possible appropriate speed bumps will be set in place. Over billing problems with the city still hasn't been resolved. Brown and Caldwell, engineering firm, are responsible for an independent review and confirmation of the over billing problem. However, there have been many delays in accomplishing this. We are now looking at 2 years retroactive adjustments. New Gate and Loop on West Side of park. Please take notice that your gate zapper will not work until the nose of your car is near the gate.

Coast Village Property Owner's Association
Minutes Annual Meeting of July 11, 1998

Dunning was the first recipient of the Certificate of Appreciation Award from Coast Village for his contributions of time and labor for the remodeling of the Adult Lounge bringing this up to code for the Fire Marshall. It really looks great, too. This award included a gift of deep-sea fishing, something Ray really likes to do.

The meeting was opened to the membership for general discussion. There was a discussion regarding activities that could be promoted and enjoyed at Coast Village. There were several suggestions, such as potluck dinners, poker games, bingo, etc. Work will be done to promote interest in various activities.

There was a general discussion regarding a five-year plan for Coast Village regarding capital improvements. The following items were mentioned: balance of (2/3 of park) roads to be re-paved, laundry room upgrade, satellite bath needs a new roof, shower stalls should be upgraded, etc.

Al Roberts at 155 Outer Drive shared a problem he is having with his neighbor regarding the destruction of the greenbelt between their properties. Mr. Roberts requested the assistance of the park in officially enforcing the greenbelt rules and asked what can be done to help homeowners who need the assistance of the Coast Village Board in getting restitution from property owners who destroyed the greenbelt between their respective properties. It was suggested that Coast Village Board could write letters of "Notice of Non-Compliance to Greenbelt Rules" as an item of support for victimized property owners to take with them to Small Claims Court. However, it was suggested that the least costly and most effective cure would probably be small claims court action taken by the property owner. It was also suggested that CV initially send a letter to the violator explaining the greenbelt rules and requesting compliance with park's rules.

above discussions led to comments about Realtors not explaining the park rules to new buyers. It was again suggested that a Welcoming Committee be formed to personally greet each new property owner as soon as possible after their purchase. During this meeting a "welcome package" of material would be given and included in this package would be an explanation of the more sensitive rules. It was also suggested that there needs to be more communication with the Real Estate Community in hopes they would relate this information to their prospective buyers.

There were many comments and communications both verbally and in letters praising the improvements in the overall appearance of Coast Village. The meeting was adjourned at 2:05 p.m.