



COTTAGE FORUM
Monday, April 25, 2011

Vic opened the meeting by reading a letter written by Carol Bishop addressed to Schell Brothers regarding the trash/scrap area in the Breakwater community. She is asking them to build a large fence to block the view of the trash yard. She asked anyone if they wish to sign as well to contact her. She had a sheet she would circulate and then send the letter after the next Evening Exchange. Vic added that we contact Schell Brothers every 2-3 months and they sometimes temporarily keep things picked up, so he hopes this will help.

Vic continued the meeting by addressing some PMIs:

- Drain holes out front in the East Side in front of Kathy Holstrom's walkway. One on each side that need caps. Vic will follow-up with Chuck to have this fixed.
- Crawl spaces – water and moisture. Vic will again follow-up with Chuck to look at this.
- Street parking – overnight parking on the streets is not permitted due to County fire safety regulations. Residents/guests must pull into the driveway or parking lot if staying overnight. It was suggested that Security patrol and leave a note on the offender's vehicle.
- Fencing – Vic has received numerous PMIs and letters with regard to the fencing installed at cottages along Gills Neck Road. Vic stated it was not the goal to upset individuals but he wanted to state a few facts about the chronological events that took place. First, discussion about screening the air conditioning units happened in 2008. Lack of funds at the time prevented this.

Vic reminded everyone that Marketing consultants continually suggest items we can afford to implement in an effort to improve our appeal. He confirmed that the marketing consultants are in it to make money and they don't get paid until we reach 90% occupancy, so they have a vested interest in it. Second, bond holders place a lot of authority on the marketing consultant, so we don't have much of an option to say no.

Vic told everyone that what is done in one area doesn't necessarily mean we will do the same in other areas.

Vic agreed that another bone of contention was communication between residents and administration. He said we have the Building and Property Committee Meetings in order to address these types of requests. The last Building and Property Committee

Meeting was not well attended because a reminder notice was not sent out. The meetings are already scheduled quarterly and don't change unless we change it, so the representatives need to take ownership and attend the meetings. A pencil sketch was laid out at the last meeting as well as a photo of the fencing. As Vic stated earlier, he has received positive comments as well.

A resident asked about the cost of the big fences. She indicated you could buy a screening unit to hide the compressor for under \$100, and that we could plant trees to hide the electrical outlets. Vic assured we received a fair quote and we tied in with other projects to make it cost effective.

- Detention Pond – a resident referred to the detention pond in the front entranceway as a “mud hole.” Vic advised that the County Planner made the decision regarding the retention and detention ponds. A question was raised if we could possibly plant trees around the perimeter. Vic replied that he will take a look at it.

Adele Hudson spoke up and said she did attend the last Building and Property Committee Meeting and that she did not recall seeing a drawing of the proposed fencing, but she did approve the plan. She neglected to report that at the CALRA meeting. She said that back in 2007 when it was discussed, it was deemed a long range plan and thought it to be about a 3.5' fencing. She looked at the Bazzoli's fence and thought it was overkill.

Vic responded that because of the location and no articulation of roof lines, Marketing suggested fencing along this long straight spanse would offer an architecturally pleasing view.

One resident spoke up that the landscaping of trees is wonderful and that over time they may hide the cottages completely and the fencing may be removed.

Jim Bazzoli told Vic he couldn't consider people without any input. Vic responded that, as a resident, he has representation through committees. Jim further stated that he had planted trees for all to benefit and that his request for a tax deduction was denied by Cherry Hill. Vic informed him that he did not make that decision, and that the IRS would have to make the determination. The CFO would have reviewed the request, but maybe was not aware it was a benefit to all. Vic said Jim should have come back to him. Vic further indicated he has never refused to receive a PMI. He responds to all requests either personally or in an open forum, however, people don't always like the answer. Vic again reminded him that we do not have total control of the decisions.

Someone asked Vic to at least please listen at which Vic said he was listening. Jim stated that he has a sun room, not a porch and that Frances lives in a wheelchair. She uses this as a room to watch birds, read and play games. She has lost the best part of her view to the fence. Jim further stated that he had received a phone call the week before but was never consulted about the fence. He claimed that as a Quaker type community, there should be concern for all of us and this wasn't the case. Vic respectfully disagreed with Jim's claim. Vic again reminded Jim to seek representation from the Building and Property Committee and that Barb will send out reminders prior to the meeting, and we will continue to address issues and research further if necessary. Vic said the accusation of him heartlessly making decisions is unfair.

Another resident suggested a long term solution may be to plant trees and once they mature, we may take down the fences.

Vic stated that he has also received complaints about Administration making knee jerk reactions in response to certain complaints.

Carol Bishop stated she doesn't want to end the meeting with residents leaving unhappy. And, she would like it recorded that we will look into the fencing issue again. Vic agreed to do this but reminded everyone that communication is a two way street and that decisions made have to be balanced with other controlling entities. He must take any proposals back to Marketing. He will have Barb schedule an interim Building and Property Committee Meeting as soon as possible in May.

Another complaint was voiced that there aren't any Spring flowering trees and that the Landscaping Committee had nothing in the plans. The question was asked about donating trees for planting along Gills Neck Road and behind the cottages.

Another question was posed about who is responsible for posting information on the Cadbury TV channel. The resident would like the day and date to appear on menus, notices and announcements. Anyone who cannot access Channel 3 needs to call Maintenance. Chuck has a splitter to be used and you have to switch on your remote.

A misunderstanding occurred with respect to having additional plantings performed. Residents are not permitted to directly employ Cadbury employees for private work. It was communicated that maintenance would provide the additional services during normal business hours and the work would most likely be performed by Gene, but that was not a guarantee. We have hired a part time seasonal helper to help Gene maintain the grounds. Requests for additional services will be charged at the published rates and need to be contracted through Chuck in Support Services.

Sharon Hoover stated that she agreed with Carol Bishop's comment about walking away unhappy and that we are all part of Marketing. We don't leave with a positive impression. The bigger issue is the Marketing issue that we all need to share.

4/25/11

Barbara White, Recorder