

Indian Cove Town Hall Meeting Minutes

Date: 03.29.2025

Time: Called to order at 1:06 PM

Location: Indian Cove Resort, Pavilion 4

Presiding: Jeff Miller, President

1. Call to Order

President Jeff Miller called the meeting to order at 1:06 PM.

2. Manager's Report

Presented by General Manager David Guy:

- **Winter Maintenance Projects:**
 - Bath House 3 remodel completed.
 - Bath House 4 remodel underway.
 - Park-wide pressure washing initiated.
 - Ongoing park beautification efforts.
- **Upcoming Projects:**
 - Continuation of Bath House 4 remodel.
 - Guard shack updates.
 - Acquiring quotes for commercial playground equipment.
 - Continued park-wide pressure washing.
 - Water Plant: Still working with MSA and ODW to finalize a long-term plan.
 - President Miller noted that MSA has historically assisted with permitting through the Department of Health and DEQ.
 - Clarified differences between water and sewer treatment plants.
 - Management and the Board recently met with Moodys and MSA; Moodys' equipment was deemed non-compliant. A new company is being pursued. Another meeting will be scheduled once a path forward is established.
- **Staff Acknowledgement:**

- Staff have contributed significant time and effort this season.
- Members are encouraged to thank staff and remain patient as projects progress.

3. Activities Report

- Spring Fling and Easter weekend (April 18–19) events included crafts and a movie night.
- The entertainment schedule is finalized and will be posted after food truck scheduling is completed.

4. Treasurer's Report

Presented by Bonnie Herring, Treasurer:

- **Membership:**
 - 1,118 members in good standing.
 - 242 members delinquent.
- **Budget Overview:**
 - Posted for review at the store.
 - Careful consideration was given to balancing "wants vs. needs."
 - Key income sources: dues, usage fees, storage, and Coast to Coast program.
 - The store operates at minimal profit.
 - Sewer Treatment Plant assessment (collected over two budget periods) was structured to ease financial burden rather than require a lump sum per deed.
 - Payroll includes reinstating landscaping to in-house staff.
- **Budget Vote Results:**
 - Jeff Miller – In Favor
 - Jason DiPietro – In Favor
 - Bonnie Herring – In Favor
 - Victoria Segar – Opposed

- Troy Manley – In Favor

5. President's Report

Jeff Miller reported **no old business**.

6. New Business & Board Votes

All motions passed unanimously unless otherwise stated:

- **Back Lift Station:**
Repair cost: \$10,000 (vs. \$20,000 for replacement) – Approved to repair.
- **Front Gate Electronics:**
Replacement due to wire damage – \$4,000 – Approved.
- **Window Replacement Near Laundry (Better View Windows):**
Cost: \$4,900 – Approved.
- **MSA Contract for Water Treatment Plans:**
Cost: \$5,000 – Approved.
- **Tow Truck Repair:**
Cost: \$6,800 – Approved.
- **STP Plant OSHA Compliance – Composite Decking:**
Cost: \$2,100 – Approved.
- **Annual Tree Removal:**
Cost: \$5,900 – Approved.

7. Member Q&A and Suggestions

- **Membership Dues Increase:**
\$300 increase over past two years. No major hikes prior.
- **Water Plan Final Cost:**
Unknown until plan is finalized.
- **Assessment Duration:**
\$200 annually per deed. Total sewer plant cost estimated at \$1.5–\$2.5 million.
- **Basketball/Tennis Courts:**
May be painted; resurfacing not prioritized at this time.

- **Concrete Pads:**
No active plan but may resume after water plant planning is complete.
- **Suggestion:** Implement background and credit checks for Treasurer candidates – Board to discuss.
- **AAA Pools Budget Increase:**
From \$65,000 to \$89,000. Last year, lifeguard coverage improved; \$13,000 reimbursed for lapses.
- **Sewer Grants:**
Grants not yet applicable until baseline funding is secured. Alternative systems found unsuitable.
- **Credit Card Fees in POS:**
Current systems don't sync; fees would require manual entry.
- **Returning Deeds:**
Not an option – ownership structure prevents deed return.
- **Credit Card Reservation Cutoff:**
Switch to cash/check at check-in. A payment line item can be added for early deed payments for next years dues (June 1, 2025 start).
- **Store Hours Suggestion:**
Request to open store only (no reservations) 5–10 PM – To be reviewed by Board.
- **Suggestion:** Keep back pool open until 11 PM during Pavilion 4 events.
- **Debit vs Credit Fees:**
Same fee applies to both.
- **Capital Reserves Location:**
Held in accounts at Atlantic Union, Langley, and First Caroline.
- **STP Assessment Reporting:**
Reported to the city by March 1 as income.
- **Assessment and Dues Split Payment:**
Not feasible due to double invoicing and staffing constraints.
- **Suggestion:** Move assessment due date to June 1.
- **Suggestion:** Encourage member volunteer involvement in park upkeep and pride in ownership.

8. Election Results

General Board:

- Jeff Miller – 236 votes
- William Placek – 218 votes
- Tony Woods – 150 votes
- Christina Christie – 109 votes
- Ken Moosehead – 39 votes

Treasurer:

- Bonnie Herring – 209 votes
- Amanda Russell – 189 votes

President Jeff Miller thanked all candidates for their willingness to serve.

9. Adjournment

Motion to adjourn made by Jeff Miller at 2:19 PM. Seconded by Bonnie Herring. All in favor – meeting adjourned.