

**Ocean Point Management Trust  
Annual Meeting  
October 5, 2015  
Pool House**

Attendance: Trustees, Ashok Vichare, Gary Gersten, Pam Claughton, Bob Bryant  
Maintenance Coordinator Donna Crone

Ashok Vichare called the meeting to order at 7pm. Introductions of new trustees, Ashok Vichare and Gary Gersten were made.

Discussion topics

### **Review of Waste Water Treatment Plant**

Donna explained that the permit was renewed two years ago and Gov. Duval extended it. It is now in the renewal process. The engineer, Carlos Quintal, looked into seeing if there were any recommendations to improve it and there were a few minor things. Of note, after pumping, the nitrate level goes down for about two months. Recommendation was made to pump more often to keep it down. The level should be below 10 and has been most often 12/13. It was noted that the week of July 3 is crazy and usage triples that week and slows in the winter. The decision was made to pump closer to July 3. We currently pump three times a year.

Decision was made to organize a meeting with the engineer and the new board of trustees to better understand the operations of the WWTP and to discuss ways to improve, such as pumping more often.

### **Boardwalk Repairs**

Three sets of stairs needed to be replaced. Cost was about \$8500. There was a discussion of whether to pull stairs up for the winter. We decided to pull up the center set of stairs and chain them and to leave the other two down for resident access.

### **Tennis Courts**

We discussed taking the nets down for winter.

When putting the budget together for next year, we will look at doing the other court.

It was discussed that Pickle ball has grown in popularity and can be played on the tennis courts. It is a smaller version of tennis. Lines are drawn on the existing court to indicate area of play for Pickle ball. If we redo the other court, will put those lines in to allow for Pickle ball.

## **Pool**

Owner Tom Young was thanked for his welcome efforts in cleaning the pool area and keeping the bottom of the pool clean

Suggestion was made to get a timer for the lights in the pool house so they are on a schedule and automatically go off, to save on electricity.

We discussed possible ways to save money, such as putting the pump on a timer. It currently runs 24/7 or getting a new pump. Decision was made to investigate costs to get a more efficient pump and costs to incorporate solar energy to bring costs down.

Due to owner requests, the decision was made to keep the pool open longer next year. September 18, 2016 will be the last day the pool will be open.

We also discussed possibility of keeping the pool house open in the winter as a community meeting place. Decision was made that we cannot do that because it is too expensive to heat the building and the plumbing is turned off for the winter.

## **Wedding request**

There was a request from an owner about having a wedding on site, by the pool, putting up a tent. After discussion, it was decided that this was too much of a liability to take on (considerations of plumbing usage, alcohol and parking issues). The request was denied.

## **2016 Budget**

It was decided that the trustees need a working session to iron out the budget. We will be going through the last three years of the budget to see ways to streamline and plan, going forward.

That meeting will be Monday, October 26<sup>th</sup> and will be a closed meeting.

It was requested and agreed that Agendas will be sent out to owners before the next meeting.