

Shipley's Crossing Board of Directors Meeting
February 2, 2015

Meeting Called to Order

Reminder meeting conducted with Roberts Rules of Order.

In an effort to put a face with a name, if the Board recognizes a community member to speak, please identify yourself with your name and address.

I'd like to introduce our new Community Manager, Julie Drummond from Professional Community Management (ProCom). Welcome.

The Report of Officers

Old Business

Pickle Ball continues at the Benfield Sports Complex. Currently, sessions are held on Mondays from 1:30 to 3:30pm and Fridays from 2 to 4pm. If you are interested in playing, please contact Floyd Zablony.

With regard to our pets, let's be courteous to our neighbors, ensure that we have our pets on a leash and clean up after them. Thank you.

There are still problems with confused mail delivery. I know of three community members who have complained to the Millersville postmaster. Please ensure that if you get someone else's mail, that you're mindful of the security of the mail and if possible place it into the hands of the rightful owner or the mail carrier.

It was also brought up that some of the mailboxes have been found open on occasion and that the latching mechanism on these mailboxes could be faulty. The Board has asked ProCom to work with the Postal Service to have the latches assessed and repaired if necessary.

New Business:

As you know, the Sentry contract has been terminated. Sentry has not been responsive with answers to questions. For that reason, Dave Milliman visited the corporate headquarters in Florida to discuss our situation and I have also discussed this with the company president. Despite our efforts, we are lacking answers to several questions that we have asked.

The good news is that we are excited to start today with Professional Community Management (ProCom) as our new management Company and we anticipate a much higher service level than with Sentry.

Just to recap the situation with coupons for the 2015 assessments.

In June we requested of Sentry that we go to a one coupon payment system. We were that this would be done.

In late November 14 we advised Sentry that the first coupon would be for the same amount that you were paying last year and the coupons were expected to be delivered in early to mid-December. After discussions with the company President in Florida, these coupons were delivered to the community on January 20th (two coupons for the quarter). Sentry said they would only take payments until January 22nd, and the company President recommended that we did not use their coupons due to the late delivery. So I advised the community if they had not yet paid, to hold off until we could work this out with ProCom. If folks had already paid Sentry, no problem, all payments will be transferred to ProCom during the transition. On January 30th, a single coupon was received by the community from ProCom, with the correct amount. In addition to the coupon, were instructions on where to send the payment and how to make arrangements to pay on line or with a credit card if desired.

Once the transition to ProCom is complete, you will receive another mailing containing the coupons for each of the remaining three quarters of 2015. The amount of the quarterly assessments for the final three quarters will be adjusted to reflect the annual assessments in the 2015 budget.

If you are due a returned rental deposit from Sentry, and you have not yet received it, once ProCom has received and reviewed the financial records that will be passed over from Sentry, ProCom will return your deposit as soon as possible.

There were some recent questions regarding the snow pushing and removal policy:

For the Villas: Snow pushing and removal will occur for snowfalls that equal three or more inches. If the snowfall is less than three inches, homeowners are responsible for snow removal from their driveways and sidewalks.

For the Single Family homes: Homeowners are responsible for snow removal from their driveways and sidewalks.

As I mentioned in the meeting last month, if you are interested in participating in a Spring Community Yard Sale, please contact Tony Curro at tonycurro@hotmail.com.

The actual date and additional information will be provided as we get closer to the Spring.

Report of Committees

Architectural

Linda Summers – One project approved (will be submitted to ProCom)

Common Areas

Carroll Johnson – A water pipe in the pool pump room was found leaking and repaired.

Pool / Clubhouse

Jane Jackson – Plans are in the works to have a community event to coincide with the opening weekend of the pool in May. Details will follow as they are developed. Also, cleaning wipes are necessary and will be ordered for the exercise room (to wipe down the machines after use).

Finance Committee

Robin Beusse – Nothing to report.

Additional:

Don Crist provided information on home sales in Shipley's Crossing in the last twelve months

Julie Drummond (ProCom) – Julie expressed that she was happy to be a part of the Shipley's Crossing family and is excited to begin working with the community. If anyone need to contact her for any reason, her contact information is

Julie Drummond
JDrummond@procomgt.com
410-721-0777 ext. 115

This information can also be found on the ProCom Information page of the community website.

Floor Open

Mr. Fowlkes inquired about a dead tree in the common area. The Board will have the tree assessed and a decision rendered based on the assessment.

Ms. Boyea inquired as to whether the three remaining assessment coupons would be received in three separate mailings as the year progressed, or will all three be received together. The three coupons for the last three quarters of 2015 will be received together in one mailing. Next year, all four coupons for 2016 will be received in December 2015.

Ms. Johnson asked Julie (ProCom), if you sign up for automatic withdrawal of your assessments, would you continue to receive coupons. Yes, all community members will receive coupons regardless of the method in which they choose to make payment.

Mr. Johnson asked Julie, if someone previously had automatic withdrawal of their assessments set up with Sentry, would a new form need to be completed and submitted to ProCom. Yes, a new form (supplied in the last mailing) would need to be submitted to ProCom to set up the new automatic withdrawal.

Ms. Zenone asked Julie, if credit cards could be used on line to make the assessment payments to ProCom. Yes, the website is set up to take credit card payments.

Mr. Zablotny asked Julie, what information is necessary to be included on a check that is submitted to make an assessment payment. Name and Address should be on the check, and in the Memo field include Shipley's Crossing and your account number.

The Board agreed to hold the March Board meeting on the second Monday of the month in March (March 9th, 6:30pm).

Meeting Adjourned