

Indian Cove Resort
1053 Sandbridge Rd
Virginia Beach, VA 23456
October 17 , 2024 Town Hall
Jeff Miller - President
Meeting held at Pavilion 4
Start: 6:59 PM
End: 8:07 PM

President Jeff Miller, Called the meeting to order:

1. Please silence phones.
2. Please hold all questions until the designated question and answer session.
3. This meeting is broadcasted on Facebook Live.

4. Roll call,

Present: Jason DiPietro
Bonnie Herring
Victoria Segar
Troy Manley

5. **Summer Season Recap**-provided by Jeff Miller

1. Change in Management
 - Jackie Livingston left in June
 - Thank you to Board Members for stepping up in the absence of management to help find adequate replacements
 - Introduction of new General Manager-David Guy.
 - Introduction of new AGM-David Fox
2. Many have asked why a GM and AGM-To afford a work life balance for management while maintaining continuity of service for the members and employees

Managers' Report – GM's shares previous background-Retired Fire Fighter, Paramedic, and has previously worked as a manager with large corporate campgrounds. GM looking forward to talking meeting and speaking with all members and doing great things for the Cove.

1. DEQ Inspection-Passed inspection at the end of September
2. ESS-Annual well testing completed-and awaiting results. Results will be posted once received
3. Waiting on MSA & ESS to engineer a plan forward. **Jeff Miller adds additional information**-Water quality 6 years ago BOD voted in water softeners. What didn't happen was Culligan doing their due diligence to ensure the water softeners would be effective. Mineral deposits have gummed up valves in the softeners. We have discovered that got a permit nor did they submit site plans. Once this was discovered we began working with City and DWQ. Testing of the water for Ecoli and bacteria have been done and we are within safe levels. Our old well is the lead well and the new well is the lag.
4. Winter projects ahead-
 1. Rehabbing security booth
 2. Park Beautification
 3. Tree Removal
 4. Some sites in need of maintenance will be blocked for winter camping. Stay tuned for a list of closed sites prior to winter reservation meeting

5. Fall festival beginning Friday-reminder-please be mindful of children, safety, and watch your speed

Assistant Manager's Report

1. New Gate is installed-Please come to front office to have key reprogrammed
2. Reservations-Please be considerate of store staff. Check in is at 2 PM. Check out is at 11 AM. In order to obtain early check-in permission member must call at noon the day of check in to request early check in permission. If member pulls on site early without permission a 50 dollar fine will be assessed.
3. Guest Fees-5.00 per person over the age of 18 will be charged on 10/25/24 & 10/26/24-**Jason adds**-On Holidays you may park three cars on your site or place your car in your assigned storage spot

Treasurer-Treasurer Report given by Bonnie Herring.-Current budget posted in store and available upon request to members. (Specifics not included in minutes due to public access on official webpage)

Housekeeping-

1. Storage-New Management is continuing to work through cleaning out the storage areas and making more space for those on waitlist. Will be getting rid of abandoned and unusable property
2. Storage- Does not convey with the transfer of deeds
3. Storage- Management may contact you in reference to switching out storage sites due to size of campers to make all spaces easily accessible
4. Winter Camping- Cost will be 650.00 a month or 30 dollars a day. Winter storage is available for 150.00 a month
5. Damage to new gate was done by a member's vehicle. This has been evaluated by insurance and the member will be responsible for the repair.
6. Holiday Guest Issue- We were made aware of an unauthorized guest issue. As a reminder the guest policy states that guests cannot be on site unless the member is present at all times.
7. Kids driving golf carts has become an increasing issue. As a reminder children are not allowed to drive golf carts with or without an adult in the golf cart with them.
8. David spoke with Triple A pools about doing spot repairs. We could not get on their schedule for a full resurface. Pool would be 100K to resurface.

New Business-

1. Golf Carts
 - New Golf Carts Purchased this year for staff
 - 3 used Golf Carts at the cost of 16,800.00
 - Jeff motioned. Bonnie 2nd. All board in favor of purchase
2. Front Gate
 - Replaced had to be done
 - Cost for replacement 14,000.00
 - Jeff motioned. Bonnie 2nd. All board in favor of replacement
3. MSA contract
 - Contract for design of new water plant
 - Cost for new design contract-6800.00
 - Jeff motioned. Jason 2nd. All board in favor of contract

Member Questions

1. Marsha-Will trash cans be back? No dumpsters will remain in place
2. Tom- Can members trim trees behind their storage site? Contact management to request. Members not permitted to do so themselves

3. Jimmy- Can a member trim three on their site before pulling on? Contact management to request. Members not permitted to do so themselves.

4. Sharla- Have we evaluated filling in the 8 ft section to alleviate the need for lifeguards? Yes it would be 140K to do so and lifeguard would still be required

Motion to adjourn by Jeff Miller, seconded by Jason DePietro, all in favor (8:07 PM)