

# *Cape Cod Village Club, Inc.*

## **BOARD OF DIRECTORS MEETING**

**MAY 28<sup>TH</sup> 2016**

### **AGENDA**

#### **GENERAL MEMBERSHIP MEETING AGENDA**

**May 28 2016**

**CALL of ROLL: Karen Spano**

**PROOF OF NOTICE OF MEETING: Karen Spano**

**CALL THE MEETING TO ORDER: Mike Rizza**

**READING AND APPROVAL OF MINUTES:**

Welcome new members, Dan and Susan Hippe and their kids Danny and Abby new owners of the clubhouse. Thank you for saving the old building and bringing it back to life.

Chris Atiyeh, Bob Atiyeh and his wife Wendy who bought lot #2 from Bob Ragot, they have been long term renters of the Imhoff camp for many years.

Massood and Janet Aziz who purchased Tom Browns cottage. That brings the total membership up

**RECEIVING OF COMMUNICATIONS: Mike Rizza**

We are very thankful that a few members that have had surgery this winter with successful results. Fruit baskets were sent to the ones we knew about and thank you cards were received.

1. Thank you from Peter Belden for flowers for his moms funeral, Barbara Manley, Don Best and Harry Imhoff for fruit baskets for their surgeries.
2. Helen Hartl and Phil Feldman both have had surgeries and thankfully the surgery went well.

#### **OFFICERS REPORTS**

- Treasurer's Report: JC Bambach Ragot!
- Secretary Report: Karen Spano

#### **COMMITTEE REPORTS**

- Buildings, Grounds and Water: Ted Hodecker, one repair in line to imhoff's house. New chlorinator pump.
- Please be careful where you park, pipes are in the ground! Overflow parking should park along the brook or across the road. Parking by sediment pond is for daytime use for access to beach and launch.

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- Architectural: Mike Spano
- Docks: Ted Hodecker Norb Zahm and Ted will hold a boat and dock safety class. Date to be decided. Modified the two inner fingers of the point docks this year by adding two more posts and installing screw in anchors on all posts. Thank Ted, lu Megow and Thomas Rizza for their assistance. Also Bob Brownlee has installed the goose fence and is building 12 new deck sections for North Beach docks. Dock installation went well. Thank all and thank the Ginty's for sending in \$100 to pay for lunch for crew.
- Beaches and Playground: Elizabeth Rizza
- Getting a load of sand for beach, need to fluff up mulch under playground. Will be planting flowerbeds at sign and flagpole this weekend.
- Nominating Committee: Marjie Graham, need a couple of volunteers
- Website: Mike Rizza: Jeff Rizza has redesigned the site and will give a presentation at the membership meeting to show members how to navigate the site. Careful their are eyes in the skies. If anyone would like a video or photograph of the association contact Jeff Rizza.
- By-Laws: Mike Rizza see below
- Entertainment: Carol Hodecker more activities, suggestions? Kayak races, scavenger hunt by kayak, pickle ball tournament, yearly tee shirt or hats for champions. CCVC hats and tee shirts in general.

## UNFINISHED BUSINESS

- Renter's Agreement
- LGPC Boat Launch Karen will complete the agreement this weekend and will send it in next week. Any additions will be added mid summer.
- Sewer Easement we have given Laura Ayers the go ahead to draft a letter to the town explaining our concerns. We have sent her a \$1000 retainer. Her hourly rate is \$200 an hour and she estimates it will take her 3 hours to review the issue and then write the letter. We should consider how much we are willing to spend to pursue this issue.
- CCVC Sign Rick Haynes obtained an estimate for a new CCVC sign. Marjie has agreed to follow up and get a couple of more estimates. We should consider if the shed/building goes by the road mounting the sign on the building.
- We have stored the folding chairs at Peter Belden's until we decide what we are doing about a building. There are still some chairs, tables and misl items in the lounge and if nobody wants them I will put them out for the town to pickup on June cleanup day.

## NEW BUSINESS

- Club House Questionnaire: Mike Rizza
  - Funds keep dues at \$2200

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- Shed/Building options 20/4 not to build a building big enough for meetings. We need 500-600 SF for workshop and storage. 23/3 vote to have membership meetings at community center.
- The ping pong table could be set up in the storage area in the summer. If we choose a two story model we could have board meetings and store club records upstairs. ( required by bylaws) if we can't decide by fall meeting we should buy a100 SF movable shed for now. Questionnaire didn't clarify what size building.
- Location:favorite across the road. Second favorite by Brook.problem across the road is kids crossing road, security for breaking in, and not good access for workshop. Triangle lot meets setbacks and drainage is not a problem.
- Architectural By-Laws: Mike Rizza trim the time it takes to process an application from 150 days to 90 days.

The member must also submit an Architectural Application form along with a refundable deposit equal to \$1.00 per square foot of new construction footprint with a minimum refundable deposit of \$1000.00. Any expenses the club would incur either with legal fees or site cleanup from construction or damage to club property or other members property may be deducted from this deposit. The balance of the deposit will be refunded within 30 days of completion of the project.

an Architectural Application and deposit to the Architectural Committee and must get Board of Director's approval before seeking town approval. In the event a member proceeds with the town process before obtaining club approval the club may cease processing the application and may access a fee of up to \$500 which would be deducted from the application deposit.

The approval will be good for a period of two years from date of approval. If construction does not begin within two years of approval the board may review the plans to see if they adhere to any bylaw changes since approval. The applicant must meet with at least two board members to discuss the construction process and how it relates to the bylaws. Exterior construction must be completed within two years of start of construction

Define major construction.

(Major construction includes excavation work, roofing, siding, masonry work, repetitive interior or exterior nailing or sawing, prolonged pressure washing, major tree work. Construction equipment should be removed from job site during the months of July and August and the site should be cleaned up. Construction equipment includes, heavy equipment, construction trailers, scaffolding, and storage containers. Supplies and material should not block neighbors view and should be covered

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Normal maintenance procedures such as lawn mowing, weed trimming, hedge trimming, minor landscaping, cutting firewood, short term pressure washing, painting, minor non repetitive nailing and sawing are permitted.)

Garages,sheds, carports and/or other accessory structures are not included in first floor footprint but must meet town setback requirements without a variance and meet all other club requirements. Town requirements as of 01/01/16 are front and rear setbacks of 25 feet and side setback of 10 feet. ( will check with town)

(2A) Any lot 1 acre or larger the square footage of the first floor footprint may not exceed a total of 1400 square feet. The following are considered part of the footprint. First floor living space only. Porches, decks, bays and covered areas are not included in the 1400 square foot. These lots may not have any additional living space in or over a garage, outbuilding, or over a carport.

Other revisions at fall meeting.

25' on all lots with min roof pitch and min wall height.

- Architectural Guidelines for larger lots on west side of route 9N
- Any lot that meets the town min requirement of 1.1 acres may have a height of 25' and a maximum square footage of the first floor footprint of 1400 SF. Only living space will be used to calculate the 1400 SF footprint. Porches, covered areas, stoops etc. will not be included. Garages, sheds and other outbuildings must meet town set backs without a variance. Only the 1400 SF footprint can have living space. No living space in or above the garage, shed, or outbuildings. Only one residence per property.
- Add a two year time limit.
- Equipment during summer. Fee?
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- **Membership By-Laws: Mike Rizza** clarification on applying for membership. Fill out form and agree to abide by bylaws.
- **Recommendation:**
  1. Primary Member: Any person listed on a deed and their non owner spouse, if owned by a corporation any corporate officer, if owned by a Trust any trustee, if owned by an LLC any member of the LLC. (Their spouse? ) must be 18 years or older.
  2. Associate Member: any son, daughter, son-law or daughter-in law, grandkids that a primary member would designate.
  3. Any primary or Associate member may serve on the board or a committee.
  4. Proxy votes can be given to any person a primary designates for a period of time stated on the proxy. Members only.
  5. Membership fee should be \$500-\$1000

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6. The board of directors may choose any primary or associate member to be Dockmaster.
- Plan for CCVC's new 2.0 acre lot, access, use, etc.
3. Need members to stop dumping until we setup locations for dumping or it will cost a lot to move everything.
4. Organize work party to cut in a path and cut in a road for access to trail and dumping areas.
5. Plant trees from big tree to wood-line to shield boat trailers.
  - Nomination committee and plan for fall meeting Marjie will chair the committee.