



The Commons

A Condominium Association

Special Unit Owners' Forum – May 19, 2008

Location

The Commons Cabana
1400 Pebblebrook Way
Virginia Beach, Virginia

Members Present

Diane Standridge, President
Tom Pelech, Vice President
Robert Chapin, Treasurer
Sharon Shoff, Secretary
Dave Grant, Member-at-Large

Members Absent

None

Others Present

Mr. David Hugh, Smart Parcs, Inc.

1. CALL TO ORDER

The President called the Special Unit Owners' Forum to order at 6:38 p.m.

2. UNIT OWNERS' FORUM (30 Minutes)

Diane addressed the Unit Owners and stated that the purpose of installing a gate is to cut down on thru traffic from both Kempsville Road and Indian River Road. Drivers often cut through from Kempsville Road to avoid the traffic light at the corner of Kempsville and Indian River, and businesses along Indian River Road, such as

Enterprise Car, often send their customers through The Commons at the front entrance. Because the Unit Owners maintain the road, and not the City of Virginia Beach, there is concern that above normal wear and tear will add to our maintenance expenses.

The BOD has been looking into obtaining a gate for several years, and initially had looked at a metal swing gate at each entrance. This was cost prohibitive as both gates installed would have cost between \$80,000 and \$90,000.

Dave provided some information about the proposed gate from Smart Parcs, Inc. He stated that the BOD is considering installing 1 gate at the entrance on Spring Cove Way. The gate would look like the gates at toll booths and would have arms that would swing up and down. An island would be located in the center of the road, and there would be two arms- one for cars that are entering and one for cars that are leaving. The arms would stay open for 1-2 seconds, which would prevent cars that are behind authorized vehicles from entering. There would be no effect on the existing sidewalk.

Emergency personnel would be able to easily enter. The gate would have a feature that would keep it open in the event we lost power. Unit Owners would be issued tags that would affix to the windshield of their cars. The gate system would read the tag and open the gate automatically. There would not be a code system. Lost or stolen tags could easily be disabled. UPA, the Association Manager, would be responsible for managing the issuance and activation/de-activation of the tags. The tags that would be purchased could be either transferrable or non-transferrable, and 1 tag/car would be issued.. The transferrable tags would cost \$.25 - \$.30 more. Unit Owners who want a tag for their car would have to have their car registered.

Both the entry and exit arms would be set to only open for cars that are tagged. Cars that enter The Commons from the front entrance without a tag could not leave through the gate and would have to drive back out through the front entrance.

The cost to replace an arm if it were broken, which would be a simple repair, is approximately \$100. The motor would last about 12-15 years before needing to be replaced. The contractor stated that the maintenance costs would be about 10% of the cost of the gate.

The bid for the gate is \$29,000 and with a 10% contingency, \$32,500. The contractor would have the job completed within 4 weeks of signing the contract. This would include 2 weeks to obtain the equipment and 1-2 weeks to install the gate.

Robert addressed the Unit Owners to discuss ways to pay for the gate. The cost to each

Unit Owner would be about \$250-\$275. The BOD will review all of the available options in consultation with the Association Manager at the BOD meeting.

Several Unit Owners expressed concerns over how guests of Unit Owners leaving The Commons wanting to exit onto Kempsville Road would do this as the exit gate will only open for cars that have a tag.

A majority of the Unit Owners in attendance were in favor of installing the gate.

Diane stated that the BOD would be considering the installation of the gate at the next BOD meeting on May 20th. The decision regarding the issue would be posted on the community bulleting board immediately after the meeting.

The Unit Owners' Forum ended at 7:35 pm.

Respectfully submitted

Approved

Date