

**bbwilbur@frontier.com**

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**From:** "JoAnna Weeks" <joanna.weeks@gmail.com>  
**Date:** Wednesday, September 19, 2012 2:01 PM  
**To:** "'Bob Wilbur"' <bbwilbur@broadstripe.net>; "'Dustin Frederick"' <dustin@local519.org>; "'gwynstaton1"' <gwynstaton1@msn.com>  
**Cc:** <suzyalmer1@me.com>; "'Ed Delahanty"' <whshed@live.com>  
**Subject:** RE: Copy of your private message to Dan'l JONES re: Pool/shelter upgrades

That's great Bob... I agree

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**From:** Bob Wilbur [mailto:bbwilbur@broadstripe.net]  
**Sent:** Wednesday, September 19, 2012 1:54 PM  
**To:** Dustin Frederick; gwynstaton1  
**Cc:** suzyalmer1@me.com; JoAnna Weeks; Ed Delahanty  
**Subject:** Re: Copy of your private message to Dan'l JONES re: Pool/shelter upgrades

Hey Dustin,

An important change to the NO vote follows. Like the wording of all your changes – much better -- but will reserve comment to allow more time for consideration. Anyway, here's what I feel is a must have on the no side (mine in red):

\_\_\_No, I don't want to refurbish and would rather have it removed. By voting no, I understand that an assessment of at least \$130 to more likely \$400-\$500 or perhaps as much as \$1,000 will occur, depending on what sort of removal permits and conditions are required by county, state, and federal agencies that oversee coastal environs. In addition, some of us believe that our founding documents commit ACBC to providing recreational facilities, so legal challenges may result if similar valued options are not provided. This could result in additional assessments. Annual dues will continue with the rate adjusted up or down depending on what is needed to cover annual costs for Tact A.

**From:** [Dustin Frederick](#)  
**Sent:** Wednesday, September 19, 2012 12:33 PM  
**To:** [gwynstaton1](#) ; [bbwilbur@broadstripe.net](#)  
**Cc:** [suzyalmer1@me.com](#) ; [JoAnna Weeks](#)  
**Subject:** FW: FW: Copy of your private message to Dan'l JONES re: Pool/shelter upgrades

fyi

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**From:** Dustin Frederick  
**Sent:** Wednesday, September 19, 2012 12:32 PM  
**To:** Carol Delahanty; Dan Jones ([dan\\_serv@hotmail.com](#)); Jean Salls; karen shaak; Maria Chamberlain; [rapeetz@gmail.com](#)  
**Subject:** FW: FW: Copy of your private message to Dan'l JONES re: Pool/shelter upgrades

Karen---thank you for offering a suggestion for the ballot. All---please see my input below. Based on my comments in prior meetings and emails I think you all understand the rationale for my proposed edits. If not---I will elaborate upon request.

Dustin

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**From:** karen shaak [<mailto:karensaak@gmail.com>]

**Sent:** Tuesday, September 18, 2012 6:31 PM

**To:** Dustin Frederick

**Cc:** Carol Delahanty; Dan Jones ([dan\\_serv@hotmail.com](mailto:dan_serv@hotmail.com)); Jean Salls; Maria Chamberlain; [rapeetz@gmail.com](mailto:rapeetz@gmail.com)

**Subject:** Re: FW: Copy of your private message to Dan'l JONES re: Pool/shelter upgrades

Here is my suggestion:

How many times have you wished you could swim in a wonderful pool and have access to a fabulous facility? You can have one right in your backyard.

The ACBC pool facility ~~is at the end of its useful life.~~ It needs refurbishment. The pool has been inspected and reviewed by several pool companies and the clear consensus is that it needs major repairs. Those repairs can all be accomplished at one time or over several years as financing allows. Either way the pool will need to be closed for some period of time and financing will need to be secured through a combination of annual dues increase, donations and assessments. The estimated repair costs for the pool and pool building are as follows:

Pool---between 200K and 250K

Pool building----between 100k and 125K

You can swim in a newly renovated pool to improve your health, maintain your fitness or as a great social outlet. All it will take is a vote to refurbish the pool. This is an opportunity to improve the marketability of your property investment in Admiral's Cove.

- A refurbished pool will ensure access to an up-to-date facility for another 50 years
- Updating the facility will gain compliance with state and local requirements
- ACBC wouldn't be the same without it's neighborhood pool

M Many members and their families love to swim; the reward of refurbishing the pool will be worth the effort. If we band together we can reap the rewards of a new pool facility. and enhance the desirability of your property for personal use, rental or future sale.

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The option is yours!

\_\_\_ Yes, I agree and want to refurbish the pool. By voting yes, I understand that it will require an assessment and a financing plan which will be sent out to members for final approval in the next few months. an assessment of about \$1,000 will occur. And, an increase in dues will occur in 2014 to the amount of ~~\$275~~ \$225 annual. It is likely that the total assessment for these repairs will be between \$300 and \$500 per lot, either as a one-time assessment or spread over 12-24 month period. The amount of the assessment will be reduced by the dues savings we can apply to this project and the donations we can raise.

\_\_\_ No, I don't want to refurbish and would rather have it removed. By voting no, I understand that an assessment of about \$129 will occur.

On Tue, Sep 18, 2012 at 12:05 PM, Dustin Frederick <[dustin@local519.org](mailto:dustin@local519.org)> wrote:

All---re my comments to Dan's posting on ND-----has any Board member suggested a ballot wording for the pool issue? I have not seen one.

I might be helpful to get something firm out for discussion and final approval.

Thank you for all the work you are putting into this issue.

Dustin

-----Original Message-----

From: Nextdoor Admiral's Cove Beach Club [mailto:[nextdoor@nextdoor.com](mailto:nextdoor@nextdoor.com)]

Sent: Tuesday, September 18, 2012 11:54 AM

To: Dustin Frederick

Subject: Copy of your private message to Dan'l JONES re: Pool/shelter upgrades

Hi Dustin,

You just sent the following message to Dan'l JONES:

Subject: "Pool/shelter upgrades"

"Hi Dan----thanks for the very complete summary of pool issues. I agree with 90% of what you had to say except that I do not believe we have fully incorporated the input from the community meetings into our upcoming ballot proposal.

I also believe it is time to act but I don't believe the board has all the answers and/or accurate information to disseminate anything other than "estiamtes" of the repairs---or a range of repairs.

therefore I think it is critical that the ballot not include "estiamtes" rather it should focus on weather or not the community wants the board to take steps to preserve the existing amenities.

If so---then we would move forward with a ballot on funding options and amounts.

Since there has not been an open Board discussion on the format for the proposed ballot, i really don't know at this point what direction we are heading.

One last point---at the conclusion of your summary you emphasize the need for more involvement through the committee process. I absolutely agree and that is why I suggested that we form an ad hoc committee to summarize the recent community input re the pool and take the next thirty-sixty days to provide their conclusions to the Board before we go out with any final figures on costs.

If we have teh meetings and then ignore the input then it becomes window dressing for appearance sake and the ballot decision is left to only the majority of the current board, which is a recipe for controversy.

the wording of the ballot is very critical and the more inclusive we are in terms of community input to that wording--the more democratic our process.

In conclusion---I don't think an additional thirty -sixty days to fully incorporate the community input is stalling. I think it is due diligence.

Dustin

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This message was intended for [dustin@local519.org](mailto:dustin@local519.org).  
Nextdoor, 101 Spear Street, Suite 230, San Francisco, CA 94105