

Minutes for March 15, 2008 Meeting

Welcome, Called to Order and Pledge of Allegiance: President Joe McGee got the meeting started. In attendance were Vice President-Vince Castelli, Treasurer/Property Manager-Troy Purnell, Secretary-Bob Molle, Recording Secretary- Valerie Sharp, and 14 homeowners were present. Vince Miller, Member at Large was not present for this meeting.

Code of Conduct: was explained by Joe McGee.

Property Manager's Report; Troy reported that soon the grounds crew would be returning and the signs around the community will be fixed. There are a few erosion issues that will be taken care of. The fountains will be up and running shortly. Vince Castelli mentioned the lattice work around the electric box in front of the clubhouse needs to be repaired.

Treasurer's Report; Troy reported that the year end statements have been finalized by the third party accountant. We spent within \$500.00 of what was brought in. We moved some money from reserve accounts to fix the pools. Before the end of the year we should look at the re allocation of money from reserve accounts, pier has money not being used , to other accounts or leave it in that pier account and know if it is needed for something it can be reallocated to that account. This can be put on the agenda for the Budget meeting in December.

Old Business:

- A. **Rental Listings-** Troy informed the homeowners that the blue book states that If you rent your property out there must be a rental agreement in your file at the office. There have been concerns that have come up during the past year as far as signing in, garbage removal, visitors, pool violations, etc. This is a fineable offense. **Joe will execute a letter to go out in a separate mailing to each homeowner about the rental regulations as specified by the blue book.**
- B. **Bathroom door handles-**Valerie has ordered them and they will be installed next week.
- C. **Drainage problems-**Lots #462,#465,#361 #320-by the grate, #513-drainage, and Lot#14 add rocks around pond edge.

New Business:

Hard Drive Installation- has been completed in the courtesy shack. Bob Molle explained about the heat issue in the area of the hard drive. They don't know why the hard drive crashed. Joe thanked Valerie and her daughter for cleaning and painting the courtesy shack, and laying a new floor. It hasn't been updated since it was put there.

New Camera Cost- The cost is \$2,442.00 for the 4-channel digital recorder, 2 Day/Night camera's and their supplies, cable and miscellaneous supplies. There will be a charge of \$200.00 for the monitor. There is an additional charge if there is not a phone line existing or enough fiber optic hook up. **Troy made a motion to accept the bid, but not to exceed \$3,000.00 for the new cameras. Vince Castelli 2nd the motion and all were in favor.**

D. Televisions for Rec. Center and Clubhouse- Troy has gotten 2 prices for these. Joe told everyone that the TV's we have can not be fixed any more because of their age. He said we will be getting the new flat screen TV's within the next few weeks and they will have to be framed in.

E. Pool Contract- We were supplied with 2 bids, one from American Pool Company and Atlantic pool Company. Troy will make sure that the contract has the \$25.00 fee an hour if we are shut down because of operational problems or no lifeguard. After comparing bids the board decided to go with Atlantic Pool Company. **Joe made a motion to accept the Atlantic Pool Company as our pool contractor for this year. Vince Castelli 2nd the motion and all were in favor.**

F. Waste Management- Joe told the audience that he wanted to thank Valerie and Neil for their combined efforts with the trash monitoring last year, they saved the community around \$9,000.00 and considering our overall bill is around \$50,000.00 per year, that was a great savings. Troy and Valerie met with Waste Management and have got a more effective way to save on our trash bill. The proposal was to eliminate all the large 20 and 30 yard dumpsters except for 1 in the center for large bulky items. They will be replaced with 6 -8yard dumpsters that will be dumped into 1 large compactor truck and hauled away. We do not get charged for each individual dumpster being pulled and returned because they never leave the facility, and we do not get charged per ton. We are charged a flat fee for the month. The proposal states to save at least \$19,000.00 for this season. **Bob molle made a motion to accept the Waste Management contract to use the 8 yard dumpsters instead of the 20 and 30 yard dumpsters. Troy 2nd the motion and All were in favor.** Joe McGee would like Vince Miller to get a sign made for the trash area stating that all large bulky trash items are to be put into the 30 yard trash container. Not in the smaller 8 yard containers.

7. Joe announced his condolences to the families of the two gate attendants, Gerald Kauffman and Dale Lewis, that have passed away recently. The families have sent Thank You notes to the board.

8. Committee Reports:

A. ECC-Cathy Ortel addressed the board and homeowners and told everyone that the committee was gearing up for the spring inspections. She stated that inspections would be started the beginning of May. **We will send letters out with the violations and we realize that most homeowners are not down here yet, so we are extending it to 3 weekends to comply.**

We have 2 homeowners that have had continuous violations, we have sent out letters, and fines were placed. These 2 homeowners have violations left from last year that wasn't taken care of. There is a lien on one of the properties. We ran out of time last year with these 2 homeowners to follow through on the numerous violations from last year. I have talked to Joe about this one and Joe suggested that we have a list with the history of this lot for the board to be turned over to the HOA attorney, Ray Coates, for legal action. Joe explained that this is a continuation of existing problems that were not taken care of last year.

B. Beautification Committee- Carl Thompson and Ray Howard were not available for the meeting. Bob Molle reported that the annual clean up day for the community will be held on April 26, 2008 at 9:00 am at the Clubhouse. Lunch will be served at noon.

C. Boat Storage Committee- No report but Valerie reported that about 85% of the storage slips paid for. This has been the best year yet for getting the information in on time.

D. Budget Review- Mike Tebin was present but had just received the packet so did not have questions at this time. Bob Molle asked if homeowners have budget item questions if they could go directly to the budget committee. What has been happening is the board is getting asked questions about budget items and sometimes they are duplicated because the budget committee has already asked the same questions.

E. Front Gate-Joe has talked to Glen Jarvis about straightening the pole by the front gate.

F. Mailbox Repair- Joe went over the accident that happened at the mailbox area. The person who hit the pole was honest enough to report what had happened and he paid the \$75.00 fee for the replacement.

G. Occupancy- Troy answered by saying there were 28 letters sent out and the majority have responded. There were people with special circumstances, people who are having a home built, some have left a car in driveway year round. Troy said the Association has completed what is required of us, by sending out the letters and following up on them.

9. Open Discussion

Melanie Dixon-Lot#320- asked if someone could come and check her outside Grate because it is caving in on 2 sides. Valerie has made a note to give to the grounds crew.

Bill Landano-Lot#228- The fishing sign is down over by the pier. The muskrats have tunneled extensively around the pond behind his home and is worried about a cave in. Joe said he would take a look at it and if necessary he would have Neil cave it in and then fill it.

Cathy Hogan-Lot#66- There are 2 lights out on the pier.

Judy Coyle-Lot#100-Since we have this new contact person from Waste Management, could we look into the recycling program? There was a lot of

discussion on this matter. The concerns were about trash being left on the ground, someone to monitor the recyclables being put into the bin. The board responded by telling her that in the state of Maryland that we would be charged for that service, but maybe with the new dumpsters going in, maybe we could put a recycling bin in that area. We will find out about that.

Mike Tebin-Lot#14- Asked if anyone else was having problems with the card reader at the front gate. Bob Molle asked how close he was to the reader because most people are too far away. Valerie will trade out his card for a different one. Mike also asked for more rocks to be added to the pond behind his home because of the erosion problem.

Jim Coyle-Lot#100- Would it be possible to get tennis courts here? Joe responded by saying it would be looked into and where we could put them. The response was the area by the horseshoe pits or behind the pool. Joe said we could look into it, but it is not in the budget this year. Joe asked that **Valerie to check with Diamond Paving for a price quote on doing the tennis courts.** Troy said that in past years it was discussed and we got the cost together and then the maintenance expenses were the issue.

Craig Bell-Lot#513- He has a cave in and Joe told him that there are a few that will be taken care of as soon as Neil comes back to work.

**Next Meetings will be May 17, 2008: Annual Meeting –July 12, 2008:
August 16, 2008: December 13, 2008**

Joe expressed concern that the county and other contractors that dig up areas in the community, have to restore the areas. This hasn't been done recently in a satisfactory manner. Troy had talked to the county about this.