

## Minutes for September 16, 2017 Board Meeting

1. **Vice President**-Keith Shoff welcomed everyone and did the Pledge of allegiance and went over the code of conduct. Keith told the homeowners about Joe McGee's health issues. There was an e-mail blast sent out to inform homeowners where to send a card to the McGee family. There were 31 homeowners present and one new homeowner, Dee McNamara of lot#378, and our attorney, Ray Coates. Keith Shoff, Troy Purnell, Fred Verga and Valerie Sharp.
2. **Property Manager Report**-Troy reported that the grass won't stop growing, but we are blessed to have very good grass growing weather. We were short staffed, so if you can bear with us. He said we have the staff now and they are trying to go slow but they also have to get it completed. Troy said if you have any damage done to please go to office and report. It is going to happen and we are trying to minimize it. The fountains will be repaired sometime next week. The front pond needs a new electrical cord going to the fountain.
3. **Treasurer Report**- Troy reported thru July of 2017. Income- \$4,535.00 ahead, Amenities- \$16,074.00 under, Expenses- \$4,150.00 under, Maintenance-\$ 11,075.00, Utilities-\$ 12,549.00, \$48,386.00 under budget.
4. **Old Business**-A. **Barley Straw** will be put into the ponds in March before the algae starts. We have 200 bales in storage. Enza Cina said that she spreads it on her pond at home, not in bale form. Troy said that we went by the Virginia Pond Restorations guidelines. He told her we could try spreading it on the pond also, because we have enough. Keith said in the ponds by him, you put the bales in the ponds in February or March and it gives the Barley enzymes time to be released into the pond before the algae grows. It is not a quick fix and usually takes 4 to 5 years before you start seeing results. We have a lack of flow in our ponds, which I think is a problem also. B. **Current work order status**-the pier needs to be painted. The Leland cypresses have been cut down, and I did not sign off because we have to have the new trees planted. We have a map that shows 2 erosion control problems and one is over by Lot#131 thru 135, which is about 140 foot, and lots 308-313, which is about 200 foot, and there is area from 104 – 107, which is about 40 foot. Troy said we have spent a lot of money this year so we might have to dip into the reserve money. Troy said it would cost \$25.00 to \$30.00 per linear foot, but we already have the pipe so it would cost us around \$20.00 a linear foot, so around \$8,000.00. Keith asked about the sink hole by the grate at lot 490. Troy said he is getting Antoine to check the grates and he believes there are around 8 that need to be done. **Speakers** and sound system added to the Recreation center this year. D. **New cameras** have been installed and we have a few tweaks to work out so that we will be able to zoom into and be able to look at license plate tags. The new cameras are high definition, fiber optics. Before we got blurry images and was very hard to distinguish but that is all gone with these new cameras.

**Electrical testing** was done for free by Don Hemmer for 6 or 7 days to check electrical usage, and over loading of the panels. Joe McGee had gotten together with Don to go over the issues and asked Don to check it and he did. Don made a suggestion to have all of the electrical pedestals tightened up, first ones to be done are the big panels. This is to be done in October and November.

B. **Proposed budget** was submitted to the board and will need to be posted for a minimum of 30 days to give all homeowners a chance to review. We will be adopting it on November 16, 2017 meeting. The proposed budget will be email blasted and on our website and if any homeowner has questions, you may contact Troy Purnell at [troyburn@aol.com](mailto:troyburn@aol.com). The quarterly HOA fees did not change.

5. **Storage Committee**-Dale Verga reported the storage area is completely full. **WIFI** report-We had very little problems with WIFI this year. We did have some storm damage but that has been repaired. We have also done some redirecting of antennas to increase speed and signal. That appears to have helped and we will be looking at doing more of this in the future. Barry, who was unable to attend. **Pool**- We did have little rough start to the season this spring. During Memorial Day weekend we discovered black algae in both pools. After trying several different methods of trying to kill this algae. We ended up draining both pools and power washing and treating the pools with several

washes of acid and then power washing them again. Once that was completed the pools were refilled before the summer season began. Best Aquatics did a great job of getting this task completed and getting us back up and running for the season. While this cleaning was taking place at the clubhouse pool we also discovered some hollow spots in the plaster bottom. Troy has already got price to re-plaster the pool. Several areas have already come loose in the past two years and has been patched. The BOD is considering the bid to re-plaster this pool. It has been a good season for the pools. Both pools have seen a lot of use this year. It has been a good season also for the people following the rules of the pools. As you all know, glass on the pool decks is not allowed and we only seen 2 incidents of that this year. As far as breakage of furniture and umbrellas, there were 6 lounges chair broken, 2 pool chairs broken and 1 chair in the clubhouse building. I have also repaired 5 umbrellas. With regards to this year's budget for the pools, is to replace the broken furniture as listed above.

Opening Pool dates for 2018

May 26, 2018 till June 28, 2018 @ 10: 00 am till 6

June 29, 2018 till September 28, 2018 @ 10:00 to 8

June 29, 2018 midnight swim till August 31 Clubhouse only. Troy said we have enough in the reserve to re-plaster one pool and retile on the other one. Keith asked about replacing some of the skimmers.

Crisangela will be here for the next meeting. **Beautification Report**-sent into Keith from chairperson-Missi Clark-said she has an action item to be taken care of for the 2018 clean up day. She wants a kick off for the butterfly garden and it will take about 2 weeks to complete. Keith said he had gone to Assateague Island for a presentation on the migration of Monarch Butterflies. There was a man who brought monarch crystalizes and he was going to release 25 on the island Keith has asked this butterfly expert to come to our christening in September or October when the butterflies are migrating back to Mexico. Keith asked if maybe he could come and talk about monarchs and maybe have a release here.

**ECC**-Cathy Ortel said she is done for the season. We had hearings and fined 7 homeowners and because they did not respond since last year and the work was not complete. They did not request an appeal hearing so they are receiving fines for a total of \$1,025.00. Most homeowners are very cooperative. We still have 4 that haven't finished the violations this year, so if they are not completed by inspection time next year, they will have to go to a hearing and then to a fine at that time. We have cut down to 2 inspections after the initial one. Ray Coates, attorney for the association, said that people would need a building permit from Worcester County and ECC approval for an accessory structure, such as a gazebo or a shed. Cathy also added that any exterior improvements must also be approved by the ECC. Ray was asked about awnings, and he said that it wouldn't hurt to call down to the permit office. **Entertainment Report**-since our last meeting in July, most of our community events have been successfully completed including: Food Taste Off-Stacy, Bob Ernst and family, Candy Bingo-Stacy Kokoszka, Corn hole Tournament-Ray Civitella & Tom Cramblitt, Murder Mystery-Paul & Bev Bastress, Family Pool Party-Mike & Kay Whaley, Bingo-Mike & Kay Whaley, Night of Entertainment-Jim Petticord, Children's Movie Night-Lucille smith, Paint Nite-Lisa Gale & Stacy Ernst, Card Making stamp Night-Tracy Trott, Crab Feast-HOA Board Members, Luau-Melanie Dixon, Keith & Kathy Shoff. We would like to thank all the chairpersons and their teams of volunteers for all their hard work. It takes a lot of help to put on some of these events, and we would like to thank everyone for making it easier for us especially our first year. We sure hope everyone enjoyed themselves. Coming up soon is the Volunteer Appreciation Party on October 14<sup>th</sup> at 6 pm, the Children's Christmas party on December 2<sup>nd</sup>, and the New Year's Gala on December 31, 2017 at 7 pm. Thanks to Christina Weaver for volunteering to chair the Children's Christmas Party this year. We are in need of a volunteer for the 2018 Easter Egg Hunt, if anyone would be interested in doing please call us. (443)-928-0402. The board of directors also thanked everyone who volunteers in this community and everyone who helps with the clean up after the events.

6. **Open Discussion**-Enza Cina-Lot#9-asked if there was a pool rule that says you can't throw regular footballs in the pool. Her daughter was hit with one while she was in the pool. Troy answered and said it should be the discretion of the life guard, and he will pass the information onto the pool company. She also said some of the flowers are looking shoddy. Keith said the committee tries to plant flowers that

will continue to bloom all season long. Will Farrell-Lot#276 asked if we could get more pool sticks and cues for the Rec. Center. Valerie will take care of it. Mike Whaley-Lot#90 addressed the question about throwing balls in the pool, first of all I wanted to say that the life guards we had at this pool this year were the best we ever had. This life guard here was always working and watching the pool. It was very much improved over last year. He was very good. Now addressing the ball throwing in the pool areas, it happened a lot at this pool also. Mike thought there should be restrictions on throwing balls and have the life guards enforce it. I think this should be talked about before the next pool season. Louise & Bobbie Miller-Lot#363 said we are one of the ones waiting for a slip in the storage area. Until we receive a slip, we will have to park our boat in the driveway. We don't know anywhere we could park it because we don't know the area. Dee McNamarra-lot#378 I don't want to open a can of worms but I'm on the storage list asked if the woman that was before her was on the list before her or after her? Valerie said that she was the first name to go to the first open slip, and Dee is like 7 behind her. Troy said I got you covered.

7. Fred a motion to adjourn the meeting, Troy 2<sup>nd</sup> motion and all were in favor. The next meeting will be on November 18, 2017 @ 9:00 AM