

June Board Meeting Minutes, June 25, 2016 (not approved)

The meeting was called to order at 10:09 A.M.

Board members present (5): Craig Constantino, Buddy Dukes, Justin McGinnis, Mike Shutt, Janie Stopford. Board members absent: Butch Bowers, Barry Keefer. HOA members present: Patty Dukes, Jolene and Bill Killinger, Rich Soistman..

Secretary's Report: Janie read the minutes of the May meeting. They were amended to include (a) the call to order at 10:05 A.M., and (b) the presence of HOA members Debbie and Dave Czorapinski and Chris and Jack Shook. As amended, they were approved.

Treasurer's Report (Mike Shutt): We have \$34,704 in the General Account and \$20,982.39 in the Dock Account. Dues are arriving. Expenses are consistent with the approved budget. 16 dock slips are rented, 7 are paid in full, 11 will be paid in full by June 27, 3 are to be invoiced. There are two members delinquent in their dues since 2014, and 2 others delinquent since 2015. Both a personal approach and consultation with our attorney will be pursued to try to resolve these delinquencies. The Treasurer's report was approved.

Dock Report (Craig Constantino): The six new fingers have been installed; the rings and the ramp are to be completed ASAP. The total payment to MJ Services was \$15,936, taken from the Dock Account. Craig expressed concern that some boaters tie their boats improperly causing damage to the docks – he will give instruction to the renters.

Public Water Update (Buddy Dukes): There are still many questions and concerns. A conference call between Bob Mitchell (at the county) and the Board would be arranged by Patty Dukes. Patty will also explore dates for a possible community meeting with Bob in the early fall.

Tree Maintenance (Craig): We are waiting for an estimate before the tree work approved by the Board can begin. The Sweet Gum tree by the pump house will not be cut down.

Townhome Paint Colors: Patty Dukes requested permission for her townhome and 2 others to be painted in muted colors, different from the current color, and offered 3 samples. She wished to have her townhome a different color, just as the single family homes are in different colors. After much discussion, the issue was tabled until Patty can bring pictures of contrasting colored townhomes for the Board to review.

Boat Parking Area: Craig is waiting for a spread sheet of those who have paid for boat parking before he can distribute stickers. Buddy will reconnect with Racetrack Towing, then place a sign.

Tennis Courts: Tabled until the next meeting when Dave Czorapinski can give a report. Janie will investigate other sources of tennis court repair materials.

Dog Issues: Buddy reported on the cost of dog fencing materials, and will have a better estimate for the next meeting. The estimate of fencing is to help the board in deciding whether a dog park might be

feasible. Patty Dukes asked for the Board to intervene with problems she is having with free-running dogs; Justin will send a letter to the parties involved.

Pool Issues: The new signage is completed and will be posted shortly. Buddy will consult with a drainage person for an estimate to repair the floor of the warehouse.

Parking Issues at Townhomes A (Riverview Drive): The 4 townhomes that do not have garages also do not have any assigned parking space(s). Buddy received permission to secure an estimate for the cost of marking parking places so that every townhome would have 2 assigned spaces. Mike suggested that asphalt coating be included in the estimate.

Septic Pumping, Single Family Homes on Marina Drive: Because of the potential damage to our community septic system serving these homes and the townhomes on Marina Drive, Janie suggested a letter to these homeowners concerning the need for regular pumping of their septic holding tanks. Justin will send such a letter on the Board's behalf.

Management of Open Community Spaces: Janie asked for input in preparing rules for the management of HOA owned and controlled open spaces. These were the first rules agreed to by the Board: (1) No hunting or shooting. (2) No fires unless an adult is present. On the lawn between the Riverview townhomes and the river, debris (golf balls, hammers, saw blades, other tools) have been left, causing potential damage to the lawn mowing equipment and townhomes during lawn mowing, about which the Yard Guy is concerned; Justin will send those townhome owners a letter asking for their help in preventing this hazard.

Next Meeting Date: 10:00 A.M., Saturday August 6, at the Ocean Pines Library small conference room.

Meeting adjourned: 11:40 A.M.