



**HOA Board Meeting
MINUTES**

Tuesday, June 18 · 6:30 – 8:30pm

Google Meet joining info

Video call link: <https://meet.google.com/vrw-pjqn-hnm>

Or dial: (US) +1 276-695-5019 PIN: 985 787 862#

More phone numbers: <https://tel.meet/vrw-pjqn-hnm?pin=1408721146591>

Board Members in Attendance: Craig Costantino, Bill Custead, Andrew Davis, Keith Miller, Lisa Smith, Lynne Partridge, Janie Stopford, Becky West

Residents in Attendance:

Call to Order: 6:35 pm Lynne Partridge, Chair

MINUTES: Janie Stopford, Secretary

Minutes of 4/23/24 Board meeting were approved as amended on 4/25/24 and posted to the website.

ANNOUNCEMENTS:

*Our pool has opened for another successful season. Thanks to all Board members who contributed to the opening, and a special thanks to **Chris Ramey** who spent several hours powerwashing the decks! We truly appreciate our resident volunteers helping to maintain our community !*



TREASURER'S REPORT: Keith Miller

Dues collected to date

Account balances

- General Fund \$67,461.08
- Boat Dock \$37,141.75
- Reserve MM \$26,370.42
- Pool backwash repair \$400.00

State taxes have been filed. 80% of annual dues have been paid. One owner has not paid at all and will be contacted by Keith.

COMMITTEE REPORTS

EXECUTIVE (Lynne Partridge, Keith Miller, Janie Stopford)

- **Call to Action:** When I was invited to run for the Board I expected a policy making group. Once elected I realized that the purpose of The St. Martin's By The Bay HOA Board of Directors is to serve in lieu of a facilities management company! Our small community can not afford to hire out this service. Since our bylaws strictly prohibit compensation of any kind for this work, HOA Board members volunteer their time and expertise to maintain our community; from managing trash removal, boat slip/yard rentals, septic, well maintenance, gardens, communication, and security. We do this work in service to our community, and also because we view these efforts as an extension of our duties as property owners to help maintain overall property values. We urge all residents to join us in big and small ways according to your time and skills.
- **Board terms** will be up next February for 6 members. **We are looking for at least one new Board member** to replace Janie Stopford; preferably a single family, permanent resident who will help us maintain a balanced board. If you are a resident who is willing to contribute your time and energy to helping maintain and run our community, please consider joining us. If you have any ideas or want further information, feel free to reach out to any Board member!
- **Resident Volunteers:** if time does not permit you to commit to Board work, **please consider becoming a Resident Volunteer...** This could be an ongoing project or a simple one-time task. Every effort helps and is most appreciated. Current volunteers are Jeff Stopford (oversaw the legally required Reserve Study, maintains community gardens), Jolene Killinger (maintain community gardens, helps with election, oversees the pool), Bill Killinger (volunteers with County Water project and helps with elections), Robin Custead and Betty Young (serve on the social committee) Pat Costantino (advises on Architectural committee, assists with gardening), Chris Ramey (volunteers with annual pool set up), Chad Milikan (does maintenance odds and ends), Bill Smith, Phil Yakim, and Michael Gooch (volunteer to control Phragmite growth at the waterfront)

As you can see it truly takes a village, and we urge you to join us in this important work, there is always much to do !

COUNTY WATER PROJECT Bill Custead

- Currently we are in the design phase which most likely will continue through fall.

ARCHITECTURAL REVIEW COMMITTEE Andrew Davis

- **Curb Appeal:** Property inspections have begun, the committee will issue letters to several owners with recommendations for upkeep and violations that will need immediate attention. These repairs will help maintain our overall property values and sense of community well being.
- Plans are underway to clean out and paint the well pumphouse to improve waterfront curb appeal.
- We are enjoying the efforts of last Fall's phragmite removal with improved waterfront and views. This will be an ongoing effort to keep the invasive species at bay in order to promote the healthy growth of our natural vegetation.

BOAT DOCK/BOATYARD Craig Costantino

- *Reminder that Boat slip rentals are assigned on an annual basis according to the needs of the group. The HOA reserves the right to assign slips and no slip is guaranteed to a renter beyond the rental year.*
- *Boat yard rental space is reserved for residents only or any non-resident who may rent a boat slip. We will not be renting boat storage space to outsiders.*
- *Boat yard storage: Only half of our owners have paid for boat yard storage. Keith will contact those who have not paid. Next year boat yard storage will be added onto the annual dues form.*

COMMUNICATION (chair Craig Costantino, Lynne Partridge, Janie Stopford):

- Links to Board meetings will continue to be posted to the website.
- Community updates will summarize Board notes for those unable to attend.

LAWNCARE, BURN PILE, SEPTIC FIELD, POOL, TENNIS COURT Janie Stopford,

Pool

- The backwash drainage is clogged. Andrew and Janie will meet at the pool on June 21 to decide the better way to clear the backwash drain—using rotor roter or a pool mechanic. Then the Board will be informed as this is an unbudgeted item. Three chaise lounges, three small tables and another umbrella have been ordered. Toilet paper and extra large trash bags have been ordered from Keith. (A thank you to Keith.)

Burn Pile

- Reminder: only shrub and brush cuttings may be dumped. No trash or treated lumber allowed. These items may prevent us from obtaining a burn permit in the Fall.

Lawncare

- We continue to work to improve the gardens around our community. Special thanks to Jeff Stopford and Jolene Killinger for their efforts on the Pool and Townhouse gardens respectively. Janie will talk with Paul about doing a better job in weed wacking and blowing around the townhomes particularly building A
- The garden/parking lot repair at Townhomes A is scheduled for SATURDAY the 22nd. Please DO NOT PARK in that area.

DRIVEWAY, DUMPSTERS Bill Custead:

- Reminder: Dumpster fees are part of our annual dues. Only residents may dump trash. Please remember to break down large boxes and no furniture. Items placed beside the dumpster will not be taken.

WATER SUPPLY/ COMMUNITY SEPTIC

- Marina Drive single home septic pumping is in progress. Town homes are scheduled for their annual SEPTIC PUMPING on AUGUST 6. Please DO NOT PARK near units 16 and 40.

SUNSHINE/SOCIAL COMMITTEE - Robin Custead

- July 20th Sunset Happy Hour

NEW BUSINESS

- Much discussion concerning the shortage of one mailbox for a resident on Riverview Drive. Lynne will visit the post office in person in an attempt to resolve this ongoing issue.
- St Martins missed the deadline on June 1 to register our wetlands for non public hunting. Janie will attempt to register our wetlands for non public hunting for three years by using the DNR lottery system in the beginning of August.

Meeting Adjourned: 7:44 pm

NEXT MEETING: August, 20, 2024

