



HOA Annual Board Meeting Minutes February 8, 2025

Board Members in Attendance: Craig Costantino, Bill Custead, Andrew Davis, Lisa Smith, Lynne Partridge, Becky West, Patty Pino, John Rego
Janie Stopford and Keith Miller not present

Residents in Attendance: Jolene and Bill Killinger, Bill Smith, Robin Custead, Carole Stange, Sue and Dave Lyons

Call to Order: 1:02 pm Lynne Partridge, Chair

MINUTES: Lisa Smith, Secretary

Lynne announced that the vote to approve minutes and meeting notes from regular board meeting from 1/6/2025 and budget planning meetings from 12/2/2024, 12/30/2024, and 1/16/2025 were approved on 2/1/2025 and will be posted to the website.

ANNOUNCEMENTS:

Board has been expanded from 8-10 members: Election took place at the beginning of the meeting; 8 Positions open for the next term which officially began with an overwhelming 24 votes. Welcome Patty Pino and John Rego!

Review of the 2025 Budget: Budget was mailed to all residents mid January. There are 30 days to review the budget and respond. Board will vote on February 18, 2025 to approve the budget. Invoices will be mailed out for the annual dues with a due date of March 18, 2025. There were no questions/concerns regarding the budget.

Reorganization of the Board for the 2025 Term: Elect Officers and assign committees. Lynne began with thanking the board of directors for countless hours of hard work and to the residents who volunteered to oversee the maintenance of our community, upgrades to dock, waterfront, parking lot, gardens, repairs of pool, dock boardwalk, addressing emergency pipe breaks which require quick response, collaboration and dedication. Board is balanced with an equal number of women and men, both townhouse and single family owners and full and part time residents. Lynne also acknowledged and thanked resident volunteers who lend their expertise and time to special projects. Jeff Stopford helped us interpret the Maryland 107 law which impacts our budget. Bill and Jolene Killinger faithfully oversee our election process, and Jolene and Jeff tend to gardens throughout the community. Chris Ramsey, Matt Taylor, and John Rego lend their time and efforts to various repairs. Michael Gooch, Phil Yakim, and Bill

Smith devote hours to managing the phragmites along the waterfront, and Robin Custead organizes our social committee. In big and small ways every effort matters. We hope more neighbors will pitch in during this upcoming season to continue making St. Martin's by the Bay such a special place to live and play.

TREASURER'S REPORT: Keith Miller (Patty Pino will be assuming this position)

All Dues collected to date

General Fund: \$35, 077.00

Boat Dock Fund: \$33,531.00

Money Market: \$18, 270.00

Surplus \$24,000.00

- *Savings were in large part due to insurance and less repairs to the well water.*
- *The Finance Committee will look at making resolutions for incorporating the reserve study recommendations with our budget.*

COMMITTEE REORGANIZATION FOR 2025: Officers to be selected each year

Executive : **Chair-** Lynne Partridge, **Treasurer-** Patty Pino, **Secretary-** Lisa Smith

Finance Committee: Patty Pino, Becky West, Keith Miller, Jeff Stopford

Web Design/Communication: Craig Costantino, Lynne, Becky

Well: Lynne **Lawncare:** Craig, working on final draft for bids **Pool:** Janie

Tennis Courts and Kayak/Paddle Board Storage: John Rego (John and his children offered to head a project for kayak storage near the boat dock with donated materials. Bill Custead will provide pictures of a nice one in White Horse)

Boat Dockyard: Craig and Janie **Septic Field/Pumps:** Janie **County Water Project:** Bill

Architectural Review: Andrew and John **Burnpile:** Craig & Janie

Driveway/Dumpsters: Bill Custead **Warehouse:** Craig

Board Documents: Becky (keep Google Docs up to date with all documents, receipts, repairs, Maintenance records. This system will be in place to allow for future board members to obtain records easily and all in one place.

Infrastructure Planning: Lynne, Bill, John, Andrew (to develop long range plans for replacement of the dock, future pool replacement/repairs, septic system repairs/replacement

Bylaw Review: Lynne (Need a small group to review the bylaws and update to bring rules up to today's standards)

SUNSHINE/SOCIAL COMMITTEE: Robin Custead

If any residents want to join any of these committees, please contact Lynne. All help is greatly appreciated

Question from Dave Lyons, Riverview Drive: Progress of Water Project?

Bill Custead explained: It's a 2 phase process, first it has to be designed. There's an order to a company out of Salisbury, and it should have been awarded this past June and July. Trying to get a hold of Bob Mitchell for an update to see if the plans have been completed. Dave Lyons pointed out that there are 15 projects in the county ahead of ours.

NEW BUSINESS:

Meetings Scheduled for 4/8/2025, 6/10/2025, 8/12/2025, 10/14/2025

Bank accounts and office equipment to be transferred from Keith to Patty, HOA Drop Box to be installed near mail boxes or Patty's home (tbd)

Meeting Adjourned: 1:33pm

