



COMMUNITY UPDATE

February, 2025

Dear Neighbors,

On Saturday February 8, 2025 we gathered for our annual HOA Board meeting at the Ocean Pines Library. The minutes will be posted to the website and this update will summarize that meeting.

Board Election

Our Board has been expanded from 8 to 10 members. A new term has begun for 6 current Board members and we have welcomed Patty Pino and John Rego as new members. We are grateful they have agreed to lend their expertise to the important work of maintaining our community.

Acknowledgements

I would like to thank our Board of Directors for the countless hours of hard work that have been dedicated this past year. These Board members are your neighbors who have volunteered to oversee the maintenance of our community, and I feel grateful for their efforts. Upgrades to the dock, waterfront, repairs to the dock boardwalk, parking lot gardens, maintenance and repairs of the pool and septic systems, as well as addressing emergency pipe breaks require quick response, collaboration, and dedication. Our Board remains balanced and represents an equal number of women and men, both townhouse and single family owners, and full and part-time residents who are ready and willing to continue the work of maintaining our community.

We also want to acknowledge and give thanks to a number of resident volunteers who step up to lend their expertise and time to special projects. Jeff Stopford has helped us interpret the MD 107 law that impacts our budget, Bill and Jolene Killinger faithfully oversee our election process, Jolene and Jeff also tend to gardens throughout the community, Chris Ramey, 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.

A special thanks to Craig Costantino for the upgrades to our warehouse that has turned it from a flooded storage space into a wonderful gathering spot. Even in the winter we have held New Year's Eve and football parties that have enhanced our sense of community.

Review of the 2025 Budget: The 2025 budget was mailed to all residents in mid January. With 30 days to review the budget and respond, the Board voted 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.



Treasurer's Report

A thank you to Board member Keith Miller for serving as Treasurer for the past 6 years. While Keith will remain as a Board member, Patty Pino will be serving as Treasurer in this new term. Details of the financial report can be found in the meeting minutes that are posted to the website. Of note is a surplus of \$24,000.00 due in large part to savings on insurance and less repairs to the well water in 2024. This surplus will be used to fund major repairs to the pool that are scheduled for this year.

Board Reorganization for 2025

Each year officers are selected and committees are assigned. Below are the working committees with Board members and resident volunteers who serve on each. We welcome neighbors who are willing to contribute time to any of these committees. All help is greatly appreciated. Contact Lynne or any Board member.

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 Partridge, Becky West

Well: Lynne Partridge **Lawncare:** Craig Costantino, **Pool:** Janie Stopford

Tennis Courts and Kayak/Paddle Board Storage: John Rego, Bill Custead

Boat Dockyard: Craig Costantino and Janie Stopford **Septic Field/Pumps:** Janie Stopford

County Water Project: Bill Custead **Architectural Review:** Andrew and John

Burnpile: Craig & Janie **Driveway/Dumpsters:** Bill Custead **Warehouse:** Craig Costantino

Board Documents: Becky West.

Infrastructure Planning: Lynne, Bill, John, Andrew

Bylaw Review: Lynne, Bill,

Sunshine/Social: Robin Custead

HOA Board Meetings: Are open to all residents.

Meetings will be held virtually via GoogleMeet 4/8/2025, 6/10/2025, 8/12/2025, 10/14/2025.
The link will be posted to the website.