



**HOA Board Meeting Part 1
2026 - 2027 Budget
January 7, 2026**

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

Residents: None

Approval of Minutes: Lisa Smith Secretary

- Minutes of the 10/14/25 Board meeting were approved on 10/31/25 via text vote and posted to the website.
- Notes from the Budget Committee meeting of 12/27/25 were shared on 12/28/25

Announcement:

In December 2025 Patty, Keith, and Lynne met to review 2025 expenses and develop a budget for 2026. While no reserve fund is required by law this year due to the expenses of repair and replacement of multiple pipe breaks, it has been deemed prudent for us to plan for ongoing emergencies given the age of our infrastructure. We can expect more breaks in the water and sewer systems in the coming year, we may not know when, but we can reasonably expect they will occur.

In addition, the actual money spent exceeded that which was budgeted by \$30,000. Our reserve and savings funds have covered the difference, however in any fiscal year our income should cover expenses. Given this reality, we have no choice but to plan for a significant increase.

We are constantly in touch with the county, knowing that once the new water system is in place these emergency costs will be eliminated.

The first draft of the budget has been shared with all Board members. This meeting is to review, discuss, and revise the draft prior to it being shared with all residents. A vote to approve the budget will be held at the Annual Meeting on February 14, 2026.

Update: County Water: Bill Custead

- Share info from Dallas Baker... Bill will share a brief update for public water at the Annual meeting

Budget 2026 - 2027 Patty Pino, Treasurer

- **Proposed Budget**
 - Operating Expenses
 - Capital Expenses
 - Schedule of Annual Dues:
 - (Actual documents attached as links and emailed or printed and delivered to homeowners)

Election 2026

- Two Board seats will be changed to a two year term in order to get everyone on the same election cycle for 2028. (prepping elections is too much work to do consecutive years)
- Bylaw change: virtual Annual meetings in non-election years

New Business

- Marina Drive roadway brush; Craig Costantino & other Residents who use this area for parking will help in trimming of trees. Jeff Stopford will help oversee this project.
- Discussion: Owner of Unit 43 will repair their walkway after the last water pipe break.
- Moving forward, Craig and Bill will share in the responsibility of overseeing any water line breaks at time of repairs to help determine where the break is, document with pictures, and help determine who is responsible for the payment of the repair.
- Budget in money for future breaks affecting the Townhomes, if not used, the money will go in reserves (discussed)
- **PROPOSED HOA BY LAW CHANGE**
Annual Meetings - In a non-election year Annual meetings may be held virtually. In a year where Board members are to be elected, meetings will be held in person.
- The Annual meeting will be held in person on February 14, 2026 at the Ocean Pines Library at 1:00 pm.

Meeting Adjourned 8PM

**HOA Board
2026 - 2027 Budget Meeting Part 2**

**January 12, 2026
6:00 pm**

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

Residents: None

Announcement: The Budget meeting of January 7 raised several questions that members researched and now we will meet to develop the budget that will be sent to residents by 1/14/26. Questions raised and decisions made involved fairness of distribution of dues.

Single family homes with their own septic tanks will **no longer pay** for pumping of the townhouse septic system tanks, as they pay for their own.
Homes in Townhome group B will be charged more for septic tank pumpings due to wipes clogging the system and requiring extra pumping of their tank last year.
Townhome group A will be charged separately for their septic tank pumping.

Another important question arose about the **HOA/Townhouse property lines**.
A survey will need to be done by a professional survey company to determine where a home owner's individual property lines are located based on the description located on the property's deed and/or title commitment.

Budget 2026 - 2027 Patty Pino, Treasurer

- [Proposed Budget](#)
- Discussion, and consensus to submit...

New Business

- Will form a hoa committee (tbd) to review Craig's document and develop policies around repair spending.
- Research State Grants for HOA
- Form a Committee for long term goal for Tennis Courts and Dock