

St. Martin's by the Bay Homeowners Association

Board of Directors' Meeting

Saturday, November 17th 2012

- DIRECTORS PRESENT:** Chair, Russell Luzier, Mike Shutt, Treasurer, Joe Connors, Patty Dukes via conference call, Craig Constantino.
- CALL TO ORDER:** 11:10 AM In Attendance; Mike Shutt, Craig Costantino, Russell Luzier, Justin Mcquinis, Joe Connors, Bill & Joleene Killinger , David Czorapinski, Patty Dukes, Justin McGinnis, Montica & Ian Pokrywka who is Purchasing the lot in section A
- MINUTES:** The Board reviewed the minutes of the last meeting on 10-25-12. Craig C. moved for approval, they were seconded by Mike Shutt .
- TREASURER'S REPORT:** Mike Shutt gave the Treasurer's Report and reported the homeowner bills for the last half of the year had been completed and mailed, dues are now coming in and a re-cap of delinquent dues was discussed. We have 3 Homeowners that carry balances from 2011, and 8 that still owe 2012 dues. Mr. Shutt also reviewed the dock account. We are still missing a few checks from 2012. Our legal obligation to pay Dr. Bahrami has been met and documented. We have now paid \$20,000 on this obligation over the last 4 years using only Dock fees to cover this. We still expect to incur about \$200 - \$350 in closing, & winterizing the dock and Pool house. All other budget items with the exception of \$25.00 in the pool budget look to be on goal; In fact we should expect surpluses on a couple line items that we discussed setting aside for next year's pool renovation. Joe Connors made the motion to approve the treasurer's report; it was seconded by Craig Costantino, and carried by unanimous vote.
- Gift Certificates** Board voted to give gift certificates to Steve Thumma and Dick Turner \$100.00 each for the great work they have done in the community.
- Boat Damage** Board voted to cover the trailer damage to John Carr whose trailer was damaged during the Parking lot improvements for \$75.00.
- Swimming Pool** Board decided to create a Pool Committee comprised of Russell, Mike, Patty, Justin, & Craig. They will meet with all contractors and will come prepared to the December meeting with a recommendation of a contractor. They will work to have the selected contractor attend the meeting to present his plans. They will also review the financial plans to cover these expenses at our next meeting.
- Secretary Position** The board is looking for a recommendation or a volunteer to become secretary. Please notify a board member if you are interested.
- Boat Parking Area** The Board is very happy with the work Mr. Thumma did to the Boat Parking Area. Steve did a great job!! Steve brought in additional gravel and used his machine to clean up and grade the entire area. Mr. Thumma donated his time and equipment to do this for our community at no charge. The board is extremely happy with the outcome. Thank You very much Steve.....
- Pump house** Stucco Bid for the pump house, we will be asking for bids from contractors.

Dock Update We have a few things that need to be bid on, one finger pier needs to be replaced, the door at the gazebo and a new fish cleaning table. Craig and Russell will head up these improvements.

Walsh/Killinger Mr. Walsh had asked Mr. Killinger at a previous meeting in Feb. to explain how as treasurer of the community he was able to reduce the dues on open undeveloped lots while other's dues were raised. Mr. Walsh reported that this was contrary to the bylaws, and seemed to benefit Mr. Killinger and the 3 others that own undeveloped lots. Mr. Killinger responded to Mr. Walsh's inquiry at this meeting, explaining that he had set the dues in the same fashion as previous boards had done. Mr. Killinger stated he did nothing inappropriate.

Website Update Thanks to Craig Costantino who reports our new website is up and running, this will make updates easier and cost less to maintain. All web site design, maintenance, and programing have been donated to the community by Craig Costantino, and we have switched our hosting providers to save money on annual hosting fees.

Pool Winterization The board accepted two bids to winterize the Pool, Atlantic Plumbing was the low bidder at \$225.00. Atlantic Plumbing also gave us a bid on repairing an underground valve off Marina drive that has been broken for years, this valve would allow us to shut off the flow to the pool area over the winter months. Their bid of \$1000-\$1500 was approved by the board on 11/20/12. They were given the go ahead to proceed.

Concern on Rental Mrs. Killinger brought up concern over the Poret home; she believes that two families are in the home. She claimed that if two families are in the home the owner should pay more for their dues to support our facilities. She reports it's against the by-laws. The board does not feel that we have a problem large enough that we need to consider monitoring occupants of our member's homes. They also do not see where this is a breach to the current by-laws. Mr. Conner's pointed out that many Members are normally down only on weekends, our systems are not overburdened.

Management Company Russell brought up looking into various management companies, He would like to gather information on local reputable firms and look at their pricing so we can discuss options for the future. The board will pursue this with no timetable set for the discussion yet.

Brush Pile: Permits were obtained, and the brush pile was burnt last weekend on 11/16

Next Meeting It was decided the next meeting would be held on December 15th at 11-12:30pm. We will try to obtain a room at the Library.

ADJOURNMENT: The meeting was adjourned at 12:45 p.m.