

**St. Martin's By the Bay HOA Board Meeting**  
**February 12, 2022 1pm**  
**Via Google Meet**

***Board Members in Attendance:*** Craig Constantino, Barry Keefer, Lynne Partridge, Jack Shook, Janie Stopford

***Residents:*** Pat Constantino, Bill Custead, Andrew Davis, Bill Killinger, Jolene Killinger, Keith Miller, Pat Morrison, Carol Strange, Nancy Wright, Phil Yakim,

***CALL TO ORDER - 1:00 pm Jack Shook***

***MINUTES of Meeting on January 8, 2022:*** Lynne Partridge  
***Motion passed to approve the Minutes as read***

***TREASURER'S REPORT - Barry Keefer***

- 2022 Budget has been approved as of the January 2022 meeting. Annual Dues will be mailed today.
- General Fund = \$70
- Boat Dock Savings = \$20,000
- HOA Savings = \$388.34

***Motion passed to approve Treasurer's report as read***

***ELECTION ANNOUNCEMENT - Jack Shook***  
***To Our Neighbors***

As we reviewed the ballot for the Board of Directors, it struck us that every candidate presents a unique set of skills, history, and expertise that we will need to face the challenges of the upcoming term. To that end, a motion was made and passed that we increase the number of Board of Directors to 8. The ballots have been collected and votes for the bylaw change will be counted and reported during this meeting.

In December a motion was made and passed that we create an Executive Committee of the Board for oversight. This committee will ensure procedures are followed for expenditures, adhere to our bylaws and general operations of the Board, create committees to manage facilities, and develop long-range plans. Our re-organization will invite residents to join Board members on committees to help maintain and develop our common areas.

The upcoming term will be challenging with rising costs, the water development project, and improving the appearance of the townhouses while balancing the financial needs of our residents. This new Board is committed to operating with fidelity, integrity, and financial responsibility to our neighbors. We look forward to serving and hope you will join us.

***BALLOT QUESTION RESULTS - Bill and Jolene Killinger***

***#1 - Qualification for Board Membership - 26/0 Yes***

***#2 Parking on Roadways and on Areas Adjacent to Roadways 25/1 Yes***

**#3 Use of the Boatyard - 26/0 Yes**

***New Board will meet in executive session to reorganize and elect officers. An update will follow soon afterwards.***

***NEW BUSINESS/ QUESTIONS - none***

***Meeting Adjourned 1:14 pm***

***Respectfully submitted,  
Lynne Partridge, Secretary***

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***EXECUTIVE SESSION 2/12/22***

***Board Members in Attendance: Craig Constantino, Bill Custead, Andre Davis, Barry Keefer, Keith Miller, Lynne Partridge, Jack Shook, Janie Stopford,***

***Announcements - Jack and Barry***

***Board Officers***

***Chair - Lynne***

***Secretary - Janie Stopford Communications***

***Treasurer - Barry Keefer\* ?Keith Miller- Conditional?***

***Board Re-organization***

***Standing Committees***

***Executive - oversight/ long range planning***

***Well and Water project***

***Boat Dock/Yard***

***Pool/ Road/Dumpsters***

***Architectural Committee***

***Lawnscape/lawncare/Burnpile***

***Each committee represents the common areas we as a Board are charged with maintaining. In order to help share the load, a Board member or two will lead the committee and invite residents to join in the work.***

***Committee work can be done in between Board meetings with an updates at Board meetings***

***Think about which committee you may be interested in...***

***Next meeting - weeknight/weekend? Determine Committee Chairs 2/22/22 7 PM***