



**HOA Board Meeting
April 12, 2022 7pm
Via Google Meet**

Board Members in Attendance: *Craig Costantino, Bill Custead, Keith Miller, Lynne Partridge, Janie Stopford*

Residents in Attendance: *None*

Call to Order: *7:05 pm Lynne Partridge, Chair*

Minutes: *February 24, 2022 Janie Stopford, Secretary*

- *Addendums; votes via text*
- *Executive Committee closed meeting to discuss response to letter from Patty Cleary Dukes 3/1/22*

Motion passed to approve the Minutes as amended to include vote by text of 3/20.22.

Announcements:

1. **The Board has accepted the resignations of Jack Shook and Barry Keefer** with gratitude for their service. According to the bylaws, these vacancies will be appointed by the Board. These members will serve until our next annual meeting in February 2023, at which time an election for those seats will be held. Looking for nominations... please contact any Board member.
2. **Recorded Votes** - We will continue to add to the Board minutes any votes taken by text between meetings. Only time-sensitive issues will be discussed and voted on via email/text and recorded in the minutes.
3. **Committee Meetings** will be posted on the website and residents are welcome to join in.

Treasurer's Report: Keith Miller

- Transfer accounts from BB&T/Truist to The Bank of Ocean City
- Mailbox moved from Barry's house to Keith's house 11750 Riverview Drive
- Reports will be recorded according to new MD law categories soon
- Discussion of what to do with receipts from preparation of resale packages (not dues); yet to be decided.

Accounts and Status as of 4/12/22:

General Fund \$77,656.76

- **Boat Dock** **\$19,817.63**
- **HOA Savings** **\$14,032.38**
- Resident Dues** **100% current (all dues paid in full or up-to-date if on a payment plan)**

Committee Reports

Executive (Lynne Partridge, Keith Miller, Janie Stopford)

- Insurance updates with current officers/directors completed.
- *Board Vacancies (2) - to be appointed until next February then elections*
- Email/GoogleDrive for records - completed and shared with Board members
- Committees - still looking for resident volunteers for well water system, septic system, pool, and social
- Discussed whether we should seek legal counsel about Board operations to ensure we are following best practices in terms of how we operate
- Need to decide about storage of significant documents
- Keith Miller volunteered to house internet connection for cameras, and to monitor and store security videos
- Policy for spending agreed generally: any budgeted item does not need further consideration or Board action; unbudgeted expenditures must be approved by the Board. Board chair will refine exact wording

County Water Project (chair, Bill Custead, Lynne Partridge, Janie Stopford, Resident Volunteer - Bill Killinger)

- Engineer's report has been completed
- County has applied for USDA grant/loan
- Bill Custead and Bill Killinger to meet with Bob Mitchell on 4/22 to ask questions and learn progress

Architectural Review Committee (chair Andrew Davis, Lynne Partridge, Craig Costantino, Keith Miller, Janie Stopford): **Resident Volunteer:** Patricia Costantino

- Will finalize recommendations for townhouse repairs and painting
- Discussion of phragmites removal continues

Boat Dock/Boatyard(chair, Craig Costantino, Bill Custead):

- 14 deep slips, 2 shallow slips and 2 deep slips with no side dock. All slips have been rented, except for 1 shallow slip

Communication (chair Craig Costantino, Lynne Partridge, Janie Stopford):

- Board members will have access to HOA email
- Will continue to provide regular Community Updates/Newsletters

Lawn Care, Burn Pile, Pool, Tennis Courts (Janie Stopford, chair; Craig Costantino; Resident members: Joleen Killinger, Patty Pinto, Jeff Stopford):

- Grass mowing: 2 bids received (lowest accepted). First mowing was last week. Please contact Janie with any concerns about new provider
- Gardens: All gardens have been weeded, trimmed and mulched as needed by Committee volunteers. Would appreciate community input
- Tennis courts: Reminder to Community that it may be used as a dog park. Sprayed to remove weeds
- Pool: Pool preparation (all helpers welcome) on Thursday, May 26, 5 to 7 PM. Opening Saturday May 28. Will need new umbrellas. Lock to pool will not be changed this season, keys from last year still work (savings to HOA of \$535).
- Board preference for just one annual burn (in October)

Driveway and Dumpsters (Bill Custead, chair): No report

Water Supply and Community Septic (Bill Killinger, temporary resident chair)

- We need 1 or 2 full-time residents to oversee daily well water and community septic needs, to receive calls about problems and to notify our service companies that repair/service as needed

Sunshine/Social Committee (Robin Custead, resident chair)

- To build relationships, develop community spirit
- First event: pool preparation, Thursday, May 26

Meeting Adjourned: 8:35 P.M.

Next Board meeting Thursday June 9, 2022 7pm via GoogleMeet

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meet.google.com/jpw-qoib-kvx

Interim Board Votes (via text)

4/22/22 Unanimous vote to approve upgraded google work space for \$8.99/mo using the HOA account. Allows more time for virtual meetings and better usage of google account.

4/23/22 Unanimous vote to approve cost of up to \$75.00 (from resale packages not dues) to send a planter to the family of Mark Abbott on behalf of the HOA.

5/28/22 Unanimous vote for removal of fence in front of Townhomes A garden.