

**St Martin's by the Bay
HOA Board Meeting Minutes**

Saturday, May 4, 2019

#20 Riverview Dr.

11:00 am

In attendance:

Board members: Jack Shook, Barry Keefer, Buddy Dukes, Lynne Partridge, Janie Stopford via phone,

HOA members: Chris Shook

Call to Order : Jack Shook 11:03

Secretary's Report: Lynne Partridge

Minutes from meeting of 3/9/19 read aloud. (see website)

Motioned made and approved of minutes as read.

Treasurer's Report: Barry Keefer (see handouts)

- Reviewed budgeted costs versus actual costs.
- Savings \$17,486.14
- Boat Dock \$19,406.00
- Checking \$55,877.68
- Total current assets \$92,769.82
- Received 65K as of May 19
- To date only 6 residents have not paid HOA dues; interest will be charged, access to pool denied unless or until full or partial payment is made
- Delinquent Marini has begun to pay \$900 to date, however court has yet to determine how to disburse funds to HOA.

Motioned made and approved of Treasurer's report

Pool: Jack Shook

- Finishing the bathrooms – done
- Replaced rotten wood soffit – done
- Replaced boardwalk area – done
- Getting bids on Rain Spouts – will be put in next Friday
- Having keys made and new cylinder lock for door – done
- Pumps need to be replaced
- Premiere Pool contract Pool opens by Memorial Day.
- Bathroom- painted, new toilets, sinks, shower heads, drinking fountains, urinals, but still 30 years old. Rotten soffits and paneling replaced, rain spouts going in next week,
- Write letter to owner of property #43 regarding condition of property,

boat slips yet to be recorded in website, awning

- Discussion of use of Brandon Ridout for painting as his is the lowest bid, and as a member has a stake in the property.
- Problem of trash at docks/boat yard, Jack will first speak about removal and if needed, a letter will be sent asking to remove trash and belongings from dock and dumpster areas by May 17th.

Motion made and approved for letter to be sent for property to be cleaned up by end of day May 17. *As of 5/13/19 trash has been removed from sites.
No need for letter to be sent

- Discussion of legality of cleaning up property for folks, need for sheriff in attendance,

Tennis Courts: Jack Shook

- Deposit of one half has been submitted to Matts for resurfacing – bid of \$3,300, Jack spoke with man, \$900 additional costs due to repair cracks, should be done Monday, striping for both courts for tennis and pickleball,
- Jack asked for estimate for blacktop of road and dumpster – 2.5 inches asphalt =\$17,000 vs \$2100 cost of stone. Will hold off discussion until more board members are here

Parking Lots A & B

- Barry bought mulch for islands, Jack and Chris spread across parking lot A, will continue...
- Unit #43 and #40 called regarding standing pool of water caused by dip in driveway, is a hazard, HOA is responsible for grading .

Motion made to get estimate for repair of driveway dips

- Ditch outside Parking Lot A – pipe may be broken, state roads came out to review, if pipe is replaced, but parking lot will be torn up and we will need to fund replacement of asphalt.
- Buddy – discussion of need for Rebar for parking stops... will get prices on materials. Discussion of use of bumpers, at pool as well to control parking... numbers will be placed on each bumper to math units.

Website: Lynne, Jack, and Barrie will be trained to allow for additional timely upload of information.

Burn Pile: delayed until Fall

Boat Dock Status: Need for dock repair – Buddy will contact Mark

Water: Jack submitted estimate for costs of county water,

- loans, fire hydrants, board members will review prior to next meeting.
- Estimate will be agenda item on next meeting. 2% loan for %750K = 46,00 per yr = 800 per household + water costs
- Janie pulled records of previous figures and costs have gone up \$3K in two years. Encourages that we keep moving ahead to save on any more cost increases.
- Jack reports new level of rapport with county officials.
- Question asked about pool water system to be included in estimates. Jack suggests that we keep the current system for pool separate from new water system to save money.... Will continue discussion next meeting.

Future meeting dates 10:00 am at #20 Riverview Dr.

June 8 2019

August 10 2019

October 12 2019

January 11, 2020

February 8, 2020 Annual Meeting at 1:00 pm at OP Library

Motion made and approved to establish meeting dates

Meeting adjourned 12:00 pm

Respectfully submitted,
Lynne P. Partridge

To do

Upload to website:

1. March minutes
2. May agenda and minutes
3. Treasurer's report ?
4. Send letter to Ridout regarding trash – do we have Community letterhead ?

Buddy to contact Mark regarding dock

Letter to Ridout about removal of trash from dock and dumpster areas

Agenda items not discussed:

- a. Grass Cutting Status
- b. Clean Up day 5/18/19 NOT DISCUSSED?
Need someone to Chair and organize