

St Martins by the Bay Home Owners Association
Board Meeting Minutes
August 20, 2018
(Unapproved)

Board Members Present: Buddy Dukes, Craig Constantino, Barry Keefer, Jack Shook, Mike Shutt, Janie Stopford

Members Present: Jolene and Bill Killinger, Nancy and Willard Wright

The meeting was called to order by Jack at 10:04 am at the Ocean Pines library.

Secretary's Report: The minutes for the August 11 meeting were approved as emailed and read.

Treasurer's Report: Barry reported:

General Account: \$4,000.11

Boat Account: \$18,055.80

Total Savings: \$56,777.58

All HOA dues will be up to date by November except the one under legal action.

Legal Update on Delinquent HOA Dues Accounts: Dues have been paid by the townhouse owner with a lien on his property. The single family home owner had his hearing in district court on October 18. Judgement has been entered against the homeowner in full (including court and attorney fees). The attorney will proceed with collection.

Boat Dock: Craig reported we will need to repair or replace the center portion of the dock and will get estimates to do both. There was discussion concerning keeping our present type of docking versus replacing it with a standard wooden, much more expensive dock. The increased financial needs of the community dock and how to obtain those funds were discussed. A motion was made to raise the seasonal dock fee by \$100. It did not pass.

Grass and Trees: Janie reported the Yard Guy would be sending bids for next year grass maintenance. Two tree care estimates were discussed. The Board agreed to accept the one from Eastern Shore Tree Experts for \$525 which included removing a dead locust in the garden of townhomes A, removing the dead part of the cedar of Lebanon, reducing the height of a yellow pine to the left of the dock, and removing water sprouts from the large oak in the back yard of townhomes B. The Board asked Janie to get an additional bid on the tree in front of Unit 8 and the trees to the right of the dock.

Pool Update: Janie and Jack reported that the required changes for 2019 were in progress. This includes new ADA toilets, anti mildew painting, grouted non-slip floors, and a higher GPM pump with a sand filter. New sinks and automatic turn-off light fixtures (not part of the requirements) were included. Bathrooms will be repainted.

Security Update: Jack reported lights and eight cameras with an automatic feed to his cell phone were installed to address trespass and vandalism issues at the pool, dumpster, warehouse and dock. They are functional at this time.

County Water Update: Still in progress. Jack will check with Bob Mitchell again.

Warehouse Update: The warehouse has been cleaned out (with thanks to Chris and Jack Shook and John Carr). John is working on shoring up, water proofing the two bearing walls

that are leaking water and digging a ditch to drain the water. Blocks will be added to the bottom of those damaged walls this week.

Parking Lot Bumpers: Buddy reported he has the bumpers and they would be installed after the driveways are sealed.

Prohibiting Golf Carts in the Wildlife Area: Because of abuse by golf carts (bringing in lumber and cement blocks, cutting down trees, making deep ditches when wet) Janie made a motion that golf carts be prohibited in the easement wildlife area. (Her husband is considering fencing off the non-easement Bahrami owned land which they lease.) The motion did not pass.

The Burn Pile: A motion was made to do away with the burn pile because it is unsightly, not an original amenity, costly and possibly a health hazard. After considerable discussion, it did not pass. Instead the Board voted to try the burn pile for one more year and reassess it then. Buddy Dukes will be responsible for the maintenance and burning of the pile twice yearly in June and October. The no dumping signs will remain up for a few more months in an attempt to discourage use from those outside of the community. If the budget permits, a camera may be added facing the burn pile. An email will be sent to the community concerning the proper use of the burn pile.

Boat Stored on the Drainage Field and the Storage Area: A letter will be sent to the owner of the boat on the field asking that it be removed within 30 days or it will be towed. It was reported that several trailers in the boat storage area do not have stickers or have not paid for storage. An email will be sent to members asking them to contact Craig for a sticker or Barry to pay, or those trailers will be towed in 30 days.

The meeting was adjourned at 11:22 am.

Next meeting dates in the Ocean Pines library:

January 12, 2019 at 10 am
February 9, 2019 at 1 pm — AGM
April 27, 2019 at 10 am