

St. Martins by the Bay Home Owners Association  
Saturday, February 10, 2018 @ 1 pm  
Ocean Pines Library  
Unapproved Minutes

Attendance

Board Members consisted of:

Justin, Mike, Barry, Buddy, Joe

HOA Members consisted of:

Phil Yakim  
Joyce Timmons  
Jack & Chris Shook  
Dave  
Joleen and Bill Killinger  
Patty Dukes  
Rusty & Mindy Palmer  
Jim & Katie Kosinski  
Ian & Monica Pokrywka  
Dick Cerv  
Nancy Wright Patricia Morrison

Meeting called to Order @ 1:04 pm

A special Order was first on the agenda. President Justin spoke regarding his home being for sale. Once that happens he would have to step down as a Board Member. At this time, the Board voted in Jack Shook as President, Buddy as Vice President, Barry as Treasurer, Janie as Secretary. All were in favor.

Minutes from the January 13<sup>th</sup> meeting was read and approved.

Treasurer Barry read the Treasurer's report. Total in Checking and Savings is \$55,486.04. Broken down as follows:

General Account:	12,891.82
Boat Account:	17,985.60
Misc Reserve:	200.00
Parking Lot A:	2,239.61
Septic A Reserve:	3,926.38
Septic B Reserve:	14,902.86
Water Reserve:	3,339.77

Owner Patty Dukes asked if a long term improvement to community would be reflected in the Budget. Board answered that they were currently looking at areas to try to improve such as crush & run on the road to dumpsters is being ordered. Dumpsters & tennis court is an area that needs improvement. Obviously, funds are the main concern. Possibly borrowing money will need to be done.

Tennis court needs to be resurfaced if that is what the community votes to do. Community voiced that they like having the amenity there. Possibly adding pickle ball, basketball, shuffleboard and sand area for volleyball.

Board voiced their concern regarding the curb appeal to bring property values up. Also, Owner Mindy Palmer asked if there were any plans to work on killing the phragmites by the dock area. Would that be included in the landscaping budget? Bids would be needed for the process of killing the phragmites. Buddy's opinion was that the cost of this process should be the entire HOA's.

County Water Update: Still waiting. Janie contacts Mr. Mitchell every so often for an update.

Marini update: Auction is in paper and set for 3/2. Last update from Attorney Cosby, that he may file Bankruptcy and we would have to petition the Bankruptcy Court in Baltimore to have property removed from Bankruptcy.

Tennis Courts: Capital Improvement report given by Joe Pino regarding the tennis courts. Jim and Joe have looked into the cost of resurfacing the court area. \$26,000.00 if completed in summer and \$21,000.00 if completed now. Just to tear up the court area and level it would cost approximately \$11,000.00. Jim Kosinski is getting more bids.

Building: This area is in bad shape. The bare minimum would be to put dirt down/concrete/dirt/concrete just to correct the floor. Is it the communities goal to turn this into possibly a community center? Joe could be the General Contractor and sub contract all the work out. If the community has owners who would like to help to cut the cost, that would help. Ian Pokrywka is an electrician. Buddy mentioned that more bids would be needed. A plan to prioritize the list of improvements that need to be completed.

At some point this year there will be \$4,000 in tennis court reserve. At this time there is only \$1,000.

Joleen Killinger is asking to have a staggered board. She is getting information so that it can be voted on for next year's annual meeting.

Landscaping: Mike is getting bids for Island A, B, Pool, Entrance Sign area. He mentioned some trees on Marina Drive need to be addressed. Area has some erosion behind townhouses on Marina drive. Also, Pat Morrison brought up the gum balls are everywhere and killing the grass. Mike will bring over a cutter to try to pick them up.

Dumpster Area: Dave is volunteering to clean up and monitor the area. If anyone needs to go to county dump, he has a truck you can borrow so items are not left at the dumpster.

Dock: Craig has 2 bids for the center of the dock. Also, hoping to get the T section put back. Not sure if permit is needed. Some pilings have come up and rings are damaged. These are repairs needed for the dock area. The ramp is completed and looks great.

Architectural committee: Mindy handed out Rules of Architectural that is filed at courthouse. Purpose of committee is to take some of the burden from the board. Again, the upkeep of owners is a major concern. Some townhomes need painting and dryvit repairs. Individual homes also have issues as to upkeep. Patricia Morrison was to repair her gutters. Evidently, adjoining townhomes share the same gutter. She was told she could cut it to repair hers.

Pokrywka fence issue: They did contact the County, letter was presented. County wrote at this point a permit is not needed, it is not considered a fence with the 5 posts and rope. More so a garden rail. Board approved their garden rail. As long as it doesn't become a fence.

Barry & Dave: They received a permit to exchange out the garage door and put in French doors. Board approved this.

Chris Shook asked about the \$11,000.00 that we were told we were getting from Rinkus sale. It is in the hands of the auditor. We have received \$369.00, which is the portion of the prorated dues.

Also Chris asked about the pumping of the tanks. Board believes Janie set up a schedule with pumping service so that this will not be overlooked.

Motion made to adjourn at 2:40. Motion granted