

St. Martin's by the Bay Homeowners Association Board of Directors' Meeting DRAFT MINUTES February 11, 2012 MEMBERS PRESENT: Patty Dukes, Joyce Timmons, Mike Shutt, Russell Luzier, Craig Constantino, Joe Connors. CALL TO ORDER: The meeting was called to Order at 1:00 p.m. CHARGES: Joyce Timmons asked to address the Board about charges she is being assessed for costs that she feels were unnecessary, resulting from a dialogue between herself and Mr. Walsh about her name being on a resolution at the bank and providing keys to the HOA lockbox. After discussion, the Board voted to waive these charges against Ms. Timmons. TREASURER'S REPORT: Mike Shutt provided the Treasurer's Report and reviewed the proposed 2012 Budget. He also gave an overview of an interpretation of the bylaws which resulted in a dues adjustment for some homeowners. PAVING: Mike Shutt then provided a report of the proposed paving of Parking Area "B" and the source of funds which were accumulated for this project. The board voted to proceed with this project and to assess the affected homeowners for the additional funds needed to complete this project. PAINTING: The Board discussed its desire to paint the poolhouse and overall maintenance needs of the pool area. The Board voted to set up a reserve account for pool maintenance/repairs. DOCK UPDATE: Craig Constantino provided an update on the dock and repairs needed at this time. NEW BUSINESS: Joleen Killinger expressed her concern about the use of electric by Craig Pohland. The Board discussed the follow up work to be performed by Mr. Pohland. It also discussed the installation of motion detector lights on the side of the pool building. ADJOURN: The meeting was adjourned at 2:00 p.m.