

**St. Martin's by the Bay Homeowners Association ANNUAL MEMBERS  
MEETING DRAFT MINUTES Saturday, February 12, 2011 1:00 p.m.**

DIRECTORS PRESENT: Oliver Walsh, Chair, Mike Shutt, Treasurer, Craig Constantino, Patty Dukes, Russell Luzier.

CALL TO ORDER: Chair, Ollie Walsh called the meeting to Order at 1:00 p.m.

MINUTES: The minutes from the February, 2010 annual members' meeting were approved with Patty Dukes abstaining from the vote. The minutes from the January, 2011 meeting were approved unanimously.

TREASURER'S REPORT: Mike Shutt gave the Treasurer's Report for the prior year. He discussed the cost of the swimming pool and the services provided by homeowners to sandblast the pool at a cost lower than all of the bids received for such work. He discussed the BB&T loan and the increase in legal fees. He discussed the current insurance coverage and the anticipated increase due to claims filed. Mr. Shutt then reviewed the budget for this upcoming year and the need to collect all delinquent dues. The loan balance is currently \$37,214.31 as of 2/7/2011. He reviewed the boat parking area and fees collected for this. Patty Dukes moved the adoption of the Treasurer's report. Russell Luzier seconded the motion and it passed unanimously.

2011 Budget: The Board discussed the proposed budget for the year. Patty Dukes moved the adoption of the budget, which was seconded by Craig Constantino. The motion passed unanimously.

PHRAGMITES: The Board discussed the difference of opinion as to whether phragmites should be treated by cutting or spraying. The State of Maryland has provided guidance indicating that either method is appropriate and the community is moving forward to remove the phragmites.

DELINQUENT DUES: The Board discussed the delinquent dues and agreed to begin the process of collecting the dues through legal channels.

BOARD MEMBER ISSUE: The Board discussed Joyce Timmons's apparent abandonment of her position as a Board member. Mr. Walsh informed the Board that she has not attended any meetings since July, 2010 and will not respond to emails or to any inquiries by the Board as to her status as a Board member. Mr. Walsh informed the Board that he had requested that she provide any materials in her possession which pertain to her prior role as Secretary by noon today and she has not responded. Our attorney has requested the election results which are in her possession and she refused to provide the originals, but did send him copies.

LOT 13: The Board discussed Lot 13 and the ambiguity with the deed and the current ownership of this parcel. Our legal counsel is working with us to address this issue.

LITIGATION UPDATE: Mr. Walsh provided an update as to the continuing litigation in the community.

ARCHITECTURAL CTEE: The Board discussed architectural improvements and approved the Rosenblitt request and the Baker request. As to the Jones request, the Board has requested a site plan from the homeowner. The Board discussed the

proposed deck for unit #48 and it was approved.

DOCK REPAIRS: Craig Constantino discussed the need to stabilize the finger piers and to do some general improvements on the dock to stabilize it. He noted that 7 – 9 pilings need to be worked on and that the light should be put on a motion timer. Patty Dukes moved that we allot up to \$100 on a sign for the dock. Mike Shutt seconded the motion and it passed unanimously.

OTHER BUSINESS: Craig Constantino brought to the Board's attention a dead tree on his property near the electric and cable wires.

ADJOURNMENT: The meeting was adjourned at 2:24 p.m.