

St. Martin's by the Bay Homeowners Association Board of Directors' Meeting DRAFT MINUTES Saturday, April 28, 2012 10:00 a.m. Members Present: Patty Dukes, Joe Connors, Mike Shutt, Joyce Timmons, Russell Luzier. CALL TO ORDER: The meeting was called to order at 10:00 a.m. LOT DUES: The board discussed the previous history of this association; in particular, that vacant lot fees had been reduced for several years (2004, 2005 and 2006) and that this affected five lots. The Board then briefly discussed the legal opinion it had obtained regarding this issue. TREASURER'S REPORT: Mike Shutt provided a report and announced that three new owners joined our community. He then talked about Parking Lot A and B reserves and the water reserves. Mike Shutt then moved to take one share for the paving from the boat dock account and the mailbox share; this motion was seconded by Russell Luzier and the motion carried. The tennis court reserve last year was \$1,000 and it currently needs to be resealed. WEDDING: The board discussed a homeowner's request to use the common area and dock for a wedding on September 29th. The motion was passed unanimously. WATER: There was another water line break in the community which cost \$2,900. BUDGET: The Board discussed the proposed budget. The motion to approve the budget was seconded by Russell Luzier and carried. Joyce Timmons voted against. CPO: The Board voted to award the pool operator position to Robin Shutt. There were no other bids received. Mike Shutt recused himself from discussion and vote. LIENS: The Board discussed the expense of filing liens and asked Joyce Timmons if she would consider taking the lead on this project. DUES: The board discussed that there are five homeowners whose dues are still outstanding. POOL: Mike Shutt moved that we reserve \$5,000 of this year's budget for pool reserves. Joyce Timmons seconded the motion and it passed unanimously. ADJOURN: The meeting was adjourned at 11:55 a.m.