

St. Martin's by the Bay Homeowners Association Board of Directors' Meeting Saturday, October 2nd 2010 Executive Session 10:00 a.m. DIRECTORS PRESENT: Oliver Walsh, Chair, Mike Shutt, Treasurer, Joe Connors, Craig Pohland, Craig Constantino. CALL TO ORDER: Chair, Ollie Walsh called the meeting into Executive Session at 10:04 a.m. MINUTES: The Board elected to review the minutes of the last meeting via email and approve individually back to the secretary. Once a quorum is reached on approval, minutes shall be deemed passed. TREASURER'S REPORT: Mike Shutt gave the Treasurer's Report and reported the homeowner bills for the last half of the year had been completed and mailed, dues are now coming in and a re-cap of delinquent dues will be available at the next meeting. Six homeowners are severely behind on their annual dues. Mr. Shutt also reviewed the dock account, and noted that all slips have been paid for. Slip rental, as well as the \$5,000 payment have been made to Dr. Barami for the 2010 season. Our current balance on the property settlement agreement with Dr. Bahrami now stands at \$140,000. The budget sheet was reviewed, our pool account currently has a surplus of \$2,132 largely due to the savings we obtained by pressure washing and sandblasting the pool with members instead of an outside contractor, and switching to Atlantic Aqua Tech as a supplier. We still expect to incur about \$500 - \$550 in closing, winterizing and a labor charges to Mr. Rinkus that we have not been invoiced for yet. All other budget items with the exception of legal look to be on goal. Our legal budget currently has \$2452 left in it. Mike estimates current fees outstanding to be in the \$2,000 range; thus we could end up overspent here. Concerns were also raised in regard to concerns over losing our insurance coverage due to the excessive legal action the board has had to address. Board consensus was to address any budget shortages in legal & insurance with a special assessment if required to meet financial obligations. Joe Connors made the motion to approve the treasures report; it was seconded by Craig Costantino, and carried by unanimous vote. Recouping Costs Discussion was held about the cost of obtaining deeds for our lawyer due to Ms. Timmons refusal to turn over the safe deposit box keys. Costs incurred by the HOA from Frank Lynch were \$143.50. Discussion was also had regarding the administrative cost that should be recovered due to Ms Timmons submitting her dues payment directly to the bank and applying it to our business loan balance. This cost two board members 1 hour each in meetings with the bank administrator to resolve. The fee agreed upon by members for this was \$40.00. Craig Pohland made a motion to assess Ms Timmons the sum of both of these costs, and it was seconded by Mike Shutt and carried by a unanimous vote. Obtaining Original Documents Our attorney King Burnett has expressed his need for original election documents. The documents that were submitted to him through Ms Timmons were copies. Ollie will contact Mr. Burnett and ask him to proceed addressing this along with all other remaining documents Ms Timmons has in her possession that belong to the board, and should be transferred to our secretary Ms Dukes. Website Update Due to the harassment and negative comments from Ms. Timmons and Ms. Jones, Mr. Costantino who has been maintaining our site for no fee, has elected to resign as the web master. The site has been shut down, and will not be updated until other arrangements can be made with another provider. Mr. Costantino has agreed to research other website providers, and report back to the board with the costs of obtaining a web master who could revive the site and maintain it monthly. Discussions will take place at next month's meeting as to whether we can fit these costs into our 2010 budget in order to maintain it for the remainder of the year. Commercial Vehicles Mr. Pohland has been given notice that he needs to address his vehicle parking, He has agreed to keep both tractors in the Warehouse that he has recently updated with an additional 400sq foot of loft area. He has also agreed to remove his trailer from the farmhouse lot and park his truck in authorized parking areas. Discussion was also focused to the Tow truck in front of Mr.

Rinkus's home and a box truck that is parked on Riverview drive occasionally. Boat & Jet Ski Parking Several issues here were addressed, we had a broken down car and a large boat trailer blocking off the boat parking area behind the tennis courts. The car has been removed, and the boat owner has agreed to park the boat in a space out of the center of the island now that the car has been removed. Mike Shutt, Craig Pohland and Craig Costantino will be working over the next few weeks to begin contacting owners and moving boats to the designated boat parking areas. Once this has been completed, Mike Shutt made a motion that was seconded by Craig Costantino and carried by the remaining members to utilize no more than \$700.00 as a budget to put up some type of barrier fence up to keep parking and vehicles off the leach field. PHRAGMITES: Joe Connors relayed the efforts of Jack Shook in obtaining a permit to spray and eliminate the fragmities behind the townhomes. Through donations from the homeowners, Jack is making arrangements to have everything behind the Riverview Drive homes sprayed and taken care of. Ollie, Craig C. & Mike will work to do the same behind the townhomes off Marina Drive. TREE REMOVAL: The Board discussed the dangerous trees which need to be removed. ADJOURNMENT: The meeting was adjourned at 12:10 p.m.