

Annual Meeting Minutes Feb 22, 2010 St Martin's By The Bay Annual Meeting February 21, 2010 Ocean Pines Library

Meeting was called to order at approximately 10:00 AM by Oliver Walsh. Attending were: Janie Everett, Joyce L Timmons, Jim Peddicord, Melinda Jones and Steve, Phillip and Betty Young, Doug and Carroll Wright, Rosemarie and Joe Connors, B. Chris Shook, Dick and Bob Turner, Russell and Jessica Luzier, Carol Ferrante, Robert Shutt, Craig Pohland, Dave and Debbie Czorapinski, Nancy and Willard Wright, Jolene and Bill Killinger, John Carr, Oliver Walsh, Craig Constantino.

First on the agenda was Robert Smith from the County Assessment office. He was invited to discuss property assessments and the procedure for which the values are calculated. Afterwards was a Q&A session.

Minutes from last years annual meeting and minutes from the last regular meeting were read by Joyce and approved.

Treasurer's report: Most of this time was spent discussing the new budget for the year 2010-2011. Carroll Wright made a motion that budget for all amenities be divided by the total number of units. This would include all single family homes, t'houses and vacant lots. Chris Shook questioned why vacant lot Owners can use the tennis court but cannot use the swimming pool. Spinner questioned how special assessments are calculated, and ask where the deeds to the recent conveyed grounds are. Ollie told everyone that the deeds were given to Joyce. I, Joyce, have placed all deeds in a safe deposit box at BB&T bank. Carroll Wright ask why there is no spraying any more for mosquitos. Mike agreed to check with the County for future spraying. Mike gave the total number of payments received for the boat storage area, this being seven. Chris Shook ask why this assessment was imposed and was told by Ollie that the property is now owned by the Association and before it was owned by Baramhi. Ollie stated that this is a temporary assessment. Chris then ask why it was not approved by vote. Doug Wright expressed his feeling that the designated area is not a safe and secure place for boats. Joyce then ask why the Board, and she being a member of the Board, can ask boat owners to pay \$100.00 to place a boat in the boat area when there is construction equipment and commercial vehicles parked there free of charge!! Ollie and Mike have agreed to have pool shed issue in order by June 1st, 2010. Does this mean no more commercial vehicles or construction equipment parking and no more clutter around the outside of pool shed? Delinquent assessments were discussed and Melinda Jones told how unfairly she was treated. A lien was placed on her property, however, her neighbor who had an unpaid balance was exempt. She had supporting documents her payment was within the time frame of the final notice, and she does agree that she failed to pick up the certified letter. Also, Melinda questioned the admin fee and was told that \$40.00 of this was to have lien removed when debt is satisfied. Joyce questioned this.

Because the phragmites are taking over the shoreline, and they are obstructing the view of the water for the t'house owners it is the intention to have everything in place for the Fall spraying by the County.

Nominations for the election of Board Members were: Russell Luzier, Melinda Jones, Bill and Jolene Killinger. These were 2nd by Nancy Wright. Votes were taken and counted by Debbie, David and Mr. Young. All current members were left in place and Russell

Luzier was elected as a new member making a total of nine Board Members. Mike made a motion that the 2010-2011 budget remain as is. This was 2nd by Joe Connors.

Motion to adjourn by Craig Pohland and 2nd by Craig Constantino.

Next Meeting April 2010

Submitted by: Joyce L Timmons