

St Martin's By The Bay

April 5, 2008 – Ocean Pines Library

Meeting was called to order by Ollie. Present were: Craig Constantino, Mike Shutt, Oliver Walsh, Joyce L. Timmons, Joseph Connors, David and Debbie Czorapinski, Willard and Nancy Wright, Jolene and Bill Killinger.

Joyce: Minutes from February annual meeting were read and approved. Jolene questioned why notice of board meetings were not distributed thru out the community or at least posted at mail box cluster. She, Jolene, has agreed to make date, time and location of future board meetings public to the community.

Mike: Treasurer's report; Mike gave current balance in checking account of \$59,542. and HOA dues paid to date total \$39,000.. A recent charge of \$7112. used toward the pumping of septic B. Noted, too, at the time of pumping that the individual homes on Marina Drive have a heavy flow into that septic. The holding tanks to these homes should be pumped on a regular schedule according to the County code. Mike proposed to replenish the reserve fund for t'house B parking lot and septic system. This was 2nd by Joyce. Reserve fund for parking lot B will be replenished to \$2322.54 and the reserve fund for septic B will be replenished to \$11951.. Jolene suggested closing the pool for the summer season of 2008 to cut down on expense. She feels that the Ocean Pines pool could be used. This was shot down by all Board members present.

Ollie then gave the proposal quoted by Sharp Water to up-grade the water system. Mike made a motion to go with the up-grade and was 2nd by Joe. Total cost \$10,995.

Approved.

Mike then explained the failure of sewer pumps that created back up in units 40 and 41 in December '07 and again in March '08. One new pump was installed at the time of the back up, and Atlantic Plumbing returned and installed two new pumps, and a second back-up accrued with the new pumps. There seems to be a question as to whether the on/off switch had been mistakenly left in the off position. Owners of the two units are going thru their home owners insurance to cover their cost. If the cost falls back on the Association we will discuss a possible solution at that time. Patty Cleary is one of Owners and excused herself from sitting on the board at this meeting due to conflict of interest.

Motion made by Ollie to install locks on both A & B septic systems and 2nd by Mike and Joe. Ollie then told of correspondence from our attorney, Burnett to Bahrami's attorney, Hammock to please expedite transfer of lands. Need Bahrami's signature.

Craig Costantino gave an up-date of boat slips; stating that there are still two deep water slips available and two shallow. Charges are \$700 and \$650.. Craig ask for opinion of renting slip to the owner of house boat that has been in the boat area for several months; belonging to a tenant. It was decided and agreed that no slip would be available and that boat be removed from property ASAP. We need rules to be more strict and enforced to prohibit unauthorized use of boat area. Craig to get estimate on dock repairs and on door and door lock.

Townhome study: It is time to get properties up-dated and in a good state of repair. Ollie is one of the architectural committee members and welcomes all to join in the walk-thru. It has come up again that not all Board members are attending meetings on a regular basic. It was suggested that any member missing three meeting, without an acceptable reason, in a twelve month period be dismissed from the Board, and failure to attend three consecutive meetings will be automatically dismissed. Joyce proposed to make this effective when these minutes go on the web site. This was agreed to and accepted by all Board members present.

Mike proposed to use The Yard Guy for grass cutting this season and was 2nd by Ollie.

This contract reads to cut on demand.

Bob Koubeck questioned the purchase of the boat dock at the annual meeting and Ollie agreed to discuss our options at next meeting. Today the dock can still be returned to Bahrami and a decision is needed; decided by all concerned.

John Carr requested permission to replace the old shed on his property with a new one.

Approved by the Board.

Motion to adjourn meeting by Joe Connors and 2nd by Craig Costantino.

Next meeting 1st Saturday in May.

Submitted by Joyce L Timmons