

St Martin's By The Bay Board Meeting
Ocean Pines Library, Ocean Pines, Md 21811
July 2008

Meeting was called to order at 10:05 AM by Oliver Walsh. Attending were: Craig Constantino, Mike Shutt, Craig Pohland, Joyce L Timmons, Brandon Rideau, Bill and Jolene Killinger.

Minutes of last meeting were read by Joyce and approved.

Treasurer's Report: Mike gave a break down of reserve funds: Parking A-\$600., Parking B-\$4386., Septic A-\$3000., Septic B-\$17,308.

Cost of recent sewer back-up at t'house A to be covered by reserve. Notices have been mailed for late HOA dues, and the Board is exercising it's right to place a lien on t'house #41 that is into the second year of being delinquent. Atlantic Plumbing has cleaned a clogged drain at the pump house. State fines are still in force for over water usage.

Dock Report: Craig Constantino has all boat slips paid in full with the exception of 2 shallow slips. Estimate of \$3500. to replace/repair rings, hinges, fabrication was accepted by the Board and 2nd by Mike Shutt.

Ollie plans an architectural committee walk thru this week. A lot of mold/algae noticed on exterior of several homes. All welcome to accompany him and other committee members. Ollie is scheduled to meet this week with Heads in Snow Hill to finalize land transfer of common grounds to the Association. Baramhi is currently in default due to friction concerning a boat slip. Bob Koubeck feels he has ownership of a slip, paid for some years back, however, he does not have a deed. Deeds cannot be issued and recorded for boat slips attached to a floating dock. Cutting grass on the reserve area is still an issue with Jolene and she feels that the Board members lack in environmental education. Motion for restraining order to prevent Jolene from interfering with vendors working in the community was approved by the Board. There was discussion on the use of grant money from the County for septic system up-keep. Jolene says that these funds may already be depleted. Ollie has agreed to check with Bob Mitchell on the availability of the grant funds. With the recent sewer back-up that ruined Brandon's home he suggest that everyone have the rider to cover sewerage back-up on their homeowner insurance.

The back topping of parking lot B and resealing the tennis court was discussed. As with Parking lot A the cost would be paid from the reserve fund with any cost over the amount in reserve to be divided among the t'house B owners. Mike's line of thinking is that the assessment to each t'house B owner could be added to their HOA dues for the year 2009-2010. A special assessment of \$52.00 has been calculated for all St Martin's By The Bay owners for the resealing of the tennis court. This will be an asset to the community. There were two estimates for the above mentioned work, Rocky Harrison's estimate was accepted. His price is: \$9,000 plus drains and \$3000. for tennis court. Mike made a motion to clean the island at t'house B and was 2nd by Craig Constantino. This would be clearing bushes, weeds, grass and some small trees. Mike also made a motion to give gift card to Dick Turner. All were in favor.

Craig Pohland has agreed to give estimate on repair work necessary on building at the pool, at which time a lease agreement to be signed, if terms are acceptable. My input

into this is: draw up the lease with signatures before work or use of building is begun.

Motion to adjourn meeting by Ollie and 2nd by Craig Pohland.

Next meeting August 2, 2008 at Ocean Pines Library.

Submitted by Joyce L Timmons