

St Martin's By The Bay – Board Meeting
September 2008 – OP Library

August 30, 2008

Meeting was called to order by Oliver Walsh @ 10:00 AM. Present were: Bob and Eileen Koubeck, Carol Ferrante, Bill and Jolene Killinger, Nancy Poret, her friend Lee, Brenda Bower, Craig Pohland, Joe Connors, Rosemarie Connors, Craig Constantino, Mike Shutt, Patty Bagleria, Joyce L Timmons.

Minutes were read by Joyce and disputed by Mike Shutt; the statement he made that the community chip in the cost of paving the T'house B area. Going back to the tape with the recording he did state that the T'house Owners pick up so many shares and the community pick up maybe two full shares.

Today Mike states what he was talking about is; because the entrance to the pump house, used by service men, and people using the same entrance to the boat dock he feels that the community should pick up two shares of the paving cost. The division of the cost of this that Ollie and Mike have brought to the table is not clear. Mike suggest that it be debated later as there are no funds available at present. Mike does continue on to say that Atlantic Plumbing has advised him that before paving is done that the infrastructure should be evaluated.

Treasurer's Report by Mike: Checking a/c \$14,658.– a/c receivables \$17,160. End of year projected balance: negative \$630.. He went over figures from his spread sheet pointing out reserve amounts, items from this years budget where there has been a savings, increase in trash pick up due to the cost of gas. Back again to the paving Mike told of the increase of \$2000. in the cost from the date of the original estimate. Mike also has incountered a problem with the State and the Bay Restoration Tax. After much research it seems that the County has held the monies for the years 2006 and 2007. This charge is now on your yearly property tax bill.

Nancy Poret then had the floor stating that she followed the same procedure for the fence at the Bower's as she did with her own and thought that a verbal approval was acceptable. However, she admits now that she should have submitted plans to the Board.and ask for approval for the Bower's fence. Ollie agrees to look at the fence today.

Going on to the special assessment Mike said that 27 checks have been received for the re-coating of the tennis court. Because a special meeting has to be called with a 60% approval vote a letter will be sent out with date and time.

Nancy Wright has been voted in as a member of the Board at this meeting. Ollie, also, apologized for the ill conducted meeting of last month.

On 8/13 a letter received from Kelly Henry stated that an adjustment is necessary of the square footage of the land that is to convey to the Association. On 8/21 Burnett sent letter to Hammock, Baramhi's attorney, that bill from Frank Lynch to readjust the boundary will be divided 50/50 with Baramhi. Ollie states this is an estimate of \$3500. to

\$4500.. Lynch's description does not agree with County Plat records.

The boat dock was brought up again and revenue from the dock is being held in an account until after the common area lands are conveyed to the community. These monies can be used for the up-keep of the dock. There is some confusion on the meaning of the agreement, basically the time frame. Per Bob Koubeck: motion made at the 2008 annual meeting for a referendum vote on the purchase of the boat dock is this date not acceptable by the Board.

Craig Pohland made motion to adjourn meeting. Was 2nd by many.

Next meeting October 11th, 2008 @ ocean Pines Library 1:30 PM

Submitted by Joyce L Timmons

After The Meeting Adjourned:

Ollie had received some paper work from Nancy Poret and we approved a fence. Unclear which fence we approved; Nancy Poret's or the Bower's on Riverview Drive?