

Board Meeting
August 9, 2008
Ocean Pines Library, Ocean Pines, Md. 21811

Meeting was called to order at 12:36 PM by Oliver Walsh. Attending were: John Rinkus, Craig Pohland, Patty Cleary, Mike Shutt, Oliver Walsh, Joyce L Timmons, Joe Connors, RoseMarie Connors, Dr, Baramhi, Betty and Phil Young, David Czorapinski, Bob Turner, Eileen and Bob Koubeck, Jolene and Bill Killinger.

Minutes were read by Joyce and approved.

Treasurer's Report: Mike explained balancing monies in reserve B and that the general account will be reimbursed about \$700. when the CD for that reserve comes due. In the past the general account has not been reimbursed. He, also, stated that funds in reserve B has been used for legal expense. Commingling of funds was questioned by Eileen and Mike explained that funds were used to keep account current. Currently reserve A owes the general account about \$600. not including the work that was done due to the sewer back up last week. The recent back-up at t'house A meant that placing of pipes had to be re-routed. The balance in reserve A is approximately \$3300..

In the future another main line may have to be laid for t'house A. Going on into the discussion of the drain and reserve field Joe Connors made a motion to remove all trees ASAP including in Bob's circle. All in favor. Dr. Barahmi is in favor and agreement that the trees in the drain and reserve field can be cut and the boats can be moved. Mike has clean-out of septic tanks for t'house A & B scheduled for every six months . This is with Job Site Pumping. Ollie informed us that grant money is still available for the up-keep of the sewer/septic system and Bob Mitchell from the County will be coming out to survey the needs. Betty Young stated that her water has an odor and Ollie is to get in touch with Mark Joines on this matter.

Ollie stated that the contract with Rocky Harrison Paving was signed in error. The contract is now null and void with the initial deposit being returned. Eileen reminds us that a 60% vote is required for a capital improvement. This would be a vote taken at a special called meeting and, also, she reminded us that other Boards have had a cap on the amount spent without a vote. Mike feels that the cost of the paving at t'house B should be the responsibility of the total community. This means that t'house A owners, who covered the cost of their paving, would be assisting t'house B owners. The contract to seal the tennis court also is null and void, however Craig Pohland states that we, being himself, Ollie and Mike, not the Board, has decided to use the monies collected thru the assessment for the tennis court to buy discounted product at the end of the season from Home Depot to coat the tennis court. Mike suggested that monies left over be deposited in a reserve fund for future tennis court up-keep.

Joyce ask for the floor to discuss issues before the Board. First was the progress on placing a lien on t'house # 41. She agreed to ask Jack and Chris Shook, since they have been on the Board, and have placed liens on other properties, if this is so complicated that a lay person cannot do it. Also, a question to the architectural committee if plans have been submitted for a shed and fence at 11570 Riverview Dr.. Next was the building at the pool; Joyce stated that she agrees that it's good that Craig Pohland has agreed to make repairs and feels that a lease should be in place before work or use of the building is begun. However, for the work Craig assisted with preparing for paving at t'house B he was allowed to store equipment in the building before agreement is reached. Not a

Board decision. Craig has presented his estimate for the repairs, and Patty has agreed to prepare a lease to be reviewed at the next Board meeting. Items that Joyce feels should be included in the lease is: insurance, electric, trash removal, and length of agreement. Mike stated that \$350.00 per month would be an approximate monthly rental charge.

Ollie made motion to adjourn meeting. All in favor.

Next meeting first Saturday in September at Ocean Pines Library.

Submitted by Joyce L Timmons