

St. Martin's by the Bay Home Owners Association Board Meeting Minutes  
April 22, 2017

Board Members Present: Craig Constantino, Buddy Dukes, Barry Keefer, Justin McGinnis, Joe Pino, Mike Shutt, Janie Stopford (by phone)

HOA Members Present: Jolene Killinger

The meeting was called to order by Justin McGinnis at 12:05 PM on the back porch of his home on Dolly Circle.

Secretary's Report: The minutes from the AGM were postponed until Mike Shutt and Janie Stopford can arrange a mutual time to do them. They will be read at the June meeting.

Treasurer's Report: Barry Keefer reported \$12,283.99 In the General Account and \$13, 854.77 in the Dock Account. His report was read and approved. Barry requested and received permission to pay Atlantic Well Drilling \$5633.00 for the emergency repair of the well pump, which includes a three year warranty. All HOA dues from 2016-2017 have been paid in-full, except for one making payments and two under legal advisement. Justin will call Attorney Cosby for an update on those two. 2017-2018 HOA dues invoices have been mailed. 50% have been returned. Those outstanding will be sent a reminder with interest added.

Dock Update: Craig Constantino reported 13 slips have been paid for, two slips are reserved with payment exchanged for services (Nicolle and Thurma), one slip is reserved and unpaid (Zimmerman). Within the next few weeks Mark Nicolle will complete the dock ramp. The middle sections of the dock will be repaired off season when we have the finances to pay for it. Craig will check the water hoses for repair or replacement. Mike will call Ms. Zimmerman to discuss the nonpayment of her slip from 2016-2017.

Pool Warehouse Update: May 19th at 5PM has been set for the pool dean-up/work day. Justin will coordinate that date with Premier Pool. Their contract remains the same as last year and one payment has been made to them. We may need new umbrellas this year; Justin will handle that. Mike will mulch the area. Joe Pino plans to be leaving the warehouse at the end of June. There was some discussion about making repairs such as pouring concrete, drilling drainage holes, pumping water to the culvert behind the building and scoping the plumbing of the pool in an attempt to prevent the daily back-wash flooding.

Future Meeting Dates: Justin suggested we have meetings on the second Saturday of the month at 10AM, except the Annual Meeting which is at 1PM, for the following months: January, February (Annual Meeting), April, June, August, October. All meetings to be held at either the pool, the small conference room in the library or Montgomery Financial Services.

Condo Trim Painting: Buddy Dukes submitted a request in writing for permission from the Board to change the color of the trim on his unit from brown to white. (According to the Covenants this request must be voted on by July 21 or it is approved by default.)

Next Meeting Date: June 10 at 10 AM at the small conference room in the OP Library.

