

St Martins by the Bay Home Owners Association
Board Meeting Minutes
August 11, 2018
(Unapproved)

Board Members Present: Buddy Dukes, Craig Constantino, Barry Keefer, Jack Shook, Janie Stopford

Board Member Absent: Mike Shutt

Member Present: Bill Smith

The meeting was called to order by Jack at 10:03 am at the Ocean Pines library.

Secretary's Report: The minutes for the April 14 board meeting were approved as emailed and read. (There was no official meeting in April due to a lack of quorum for board members.)

Treasurer's Report: Barry reported:

General Account: \$11,447.91

Boat Account: \$22,199.47 (no outstanding slip dues)

Total Savings (in other accounts): \$56,777.47 (includes reserve accounts)

All HOA dues are up to date except the two undergoing legal action. The Treasurer's report was approved as presented.

Legal Update on Delinquent HOA Dues Accounts: Jack reported that the lien on the town home was in place, settlement of the short sale is expected the end of August, the HOA dues would be paid at that point. A suit in district court was filed on the single family home owner arrears in dues, with hopes that the monthly rental income could be attached to pay for the 2018 dues.

Boat Dock Issues: This is the last year Mark Nicolle is compensated for dock work with a boat slip. (He pays for his slip in 2019.) The main portion of the dock needs to be treated with preservative and the hose system needs to be replaced. Craig will get bids in both for the Oct. meeting. At some point the center portion of the dock needs to be replaced. Depending on what kind of dock we choose, this may be quite expensive. Plans are to get estimates and present them at the Annual Meeting in Feb. Craig will do this. Dr. Bahrami continues to be paid \$5,635 (loan plus one rented slip) per year for selling the dock to the HOA.

Grass: There have been complaints about the Yard Guy (spraying the grasses with resultant killing of flowers, mowing improperly). Janie will get estimates for the grass mowing, garden maintenance, and the dead tree removal in front of the A town homes for the Oct meeting.

Pool: Jack reported the required County upgrades for the 2019 season: A higher GPM pump (almost \$4000.00), a grouted non-slippery cement floor around the pool and in the bathrooms, toilets, repairs in the cracked cement surface surrounding the pool. The pool will close at dusk on September 16. There will be a doggie swim day on Sept 17.

Cameras, electric, internet installation for pool, dumpsters, boat storage area, dock:

Jack reported that cameras with cell phone relay capability have been obtained for those areas. He is still waiting on electric bids, then they will be installed.

County Water Update: Janie reported that Bob Mitchell said St Martins interest would be presented at the county commissioners meeting in September. It would be decided whether

we are an independent service area or be annexed with Ocean Pines. A Public Environmental Report (PER) would be presented on our behalf. At one of the meetings in October, members from St Martins would need to attend and plead their case for county water. Then cost figures would be redone, grants and loans would be investigated.

Warehouse Update: Jack suggests adding a pump to drain the inside, shoring-up the inside south and west walls, adding rain spouts. He will handle getting these workers and would like to order a dumpster and have a group clean-out day to empty the warehouse of all of the junk. Clean-out date to be determined. The burn pile is ready to burn; Jack will get the permit.

Weekly Rental Complaints: Complaints, such as trashing the dock, throwing filled water bottles at townhomes, having parties with excessive people and noise, having too many people (18) at the pool, parking in other spots, were lodged against the weekly renters in townhome unit #20. Janie was asked to send a letter to the home owner and discuss in person these concerns of our community.

Parking Lot Coatings: Craig reminded us that a sealing coat was due on parking lot B: Buddy said A was due also. Buddy will get bids for both parking lots for Oct. meeting.

Mailboxes Leaking in B: Craig complained that his mailbox was leaking. Janie explained mailboxes were owned by the postal service. He needs to call the post office in Ocean Pines; they will investigate and replace is necessary.

Adjournment: 11:11 am

Next Meeting Dates:

October 20, 10 am, Ocean Pines library

January 12, 2019 10 am, Ocean Pines library

February 9, 2019 1 pm, Annual General Meeting, Ocean Pines library

April 27, 2019 10 am, Ocean Pines library