

ST. MARTIN'S BY THE BAY  
HOMEOWNERS ASSOCIATION  
ANNUAL MEETING MINUTES  
February 9, 2013

The meeting was called to Order by Mike Shutt at 1:19 p.m in Russell Luzier's absence. Other members present were: Joe Connors, Joyce Timmons, Patty Dukes, Craig Costantino.

Joe Connors moved the approval of the minutes of the prior meeting. Joyce Timmons seconded the motion and the minutes passed unanimously.

Mike Shutt informed the board of a water leak in a vacant unit and the expenses incurred with the leak. He then discussed the Septic A reserve fund and provided the Treasurer's Report. Joe Connors moved the acceptance of the Treasurer's Report, which was seconded and passed unanimously.

The Board then discussed delinquent dues and noted that four homeowners from the previous year still had outstanding balances on the dues. A pool update was given and the progress on the contractor's work done and the timing of completion. The repairs to the septic system were discussed and the Board noted the electricity shut off on the pump was disconnected in June, 2004. With the installation of two new pumps, the fields are now functioning properly.

The Board discussed the need to clear the trees and brush which threaten to impede the sewage and water system. The Board noted the volunteer efforts of Steve in the boat storage area and thanked him for this effort.

Downpayments for boat slips is due on May 1<sup>st</sup>. The Board approved the purchase of a new door for the gazebo. The board then discussed the need to coat parking lot A and have it re-sealed. The board decided to pursue the security around the dumpsters.

The elections were then held by private ballot. A quorum was present to vote. The election results are as follows:

Russell Luzier  
Justin McGinnis  
Buddy Dukes  
Mike Shutt  
Oliver Walsh  
Dave Czorapinski  
Craig Cosantino

The board congratulated the new members and the meeting was adjourned.