

St Martins by the Bay Home Owners Association
Board Meeting Minutes
January 13, 2018 (Unapproved)

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

Board Members Absent: Craig Constantino, Joe Pinto

Member Present: Patti Dukes, Joleen and Bill Killinger, Rusty and Mindy Palmer, Dave Platt, Jack and Chris Shook, Joyce Timmons, Phil Yakim, Philipp Young

The meeting was called to order by Justin at 10:06 am at Montgomery Financial Services.

Secretary's Report: Justin read the minutes for the October 14, 2017 meeting. They were approved as read, with an exception by Buddy. He felt they were not actual minutes since there was no voting at that meeting because of insufficient notice of the meeting to members.

Treasurer's Report: Barry reported \$17,123.59 in the general account. All members have paid their HOA dues except for one who owes half of the balance and Rinkus and Marini. There is \$17,985.60 in the dock account. At this time the issue of non owners versus owners use of the dock was discussed. The amount of a boat slip was reestablished: \$735 for owners and \$835 for non owners. The ramp repair/replacement by Mark Nicolle was discussed. The Board will request an invoice from Mr Nicolle in the amount of \$2,505.00 for the repair/replacement of said ramp. Mark Nicolle owes 2 years of boat slip dues. A motion was approved to pay Mr. Nicolle for the ramp repair. A motion was approved to accept the Treasurer's report.

Legal update on Delinquent HOA dues: The Sheriffs sale for Mr. Marini's home will be held in the Worcester County Courthouse on March 2, 2018 at 10 am with Jack Shook as auctioneer. Justin reported the HOA will be receiving approximately \$11,000 from the Rinkus settlement. Chris Shook brought up the issue of the broken community water main caused by the plumbing repair of the Rinkus/Lehmann home. A plumber hired by Charles Lehmann to repair plumbing in the home, broke a community water valve in attempting to turn off the water. Mr. Lehmann had won the home at auction, but at the time of the repair, he had not made settlement. Mr Lehmann did not feel he was responsible for the \$5959.53 bill from Atlantic Plumbing, which the HOA had paid. Chris was concerned about getting reimbursement from Mr. Lehmann and suggested we consult our attorney Cosby as to who is responsible for this bill. Chris thought a lien should be placed on the property. Janie will send a letter to Mr. Cosby appraising him of the situation.

At this time the water breakage on owner Dick Cerv's property (his side of the water main) was discussed. The amount paid to Atlantic Plumbing was \$2,311.00. He has not responded yet to a letter mailed to him asking for reimbursement.

Boat Dock (again): The season for a boat slip was discussed. A motion was approved that established the boat dockage season to be from March 1 to December 31. The Board asked Craig to post this on the website.

Pool, Garden and Pumphouse Issues: According to our insurance provider the HOA can not allow non owners to be present/swimming at the pool without an owner. If an injury does occur,

then the owner who allowed the non owner to enter, will be held responsible. Current renters are considered as owners. Mike will complete a check list of our landscaping needs for multiple bidding. A Cut Above will complete the pool garden in the spring. (Approved prior hereto.) During the week of 1/8/18 the electricity in the pumphouse was not working. Mike and Justin spent hours fixing it. Joe Pino referred us to an electrician.)

Parking Lot B: Owner of unit 41, Robin and Richard Soistman have two unregistered vehicles parked in the parking lot. Also a pile of cables and trash is dumped in front of the garage. Janie will send a letter giving them 7 days to remove the junk and vehicles or they will be towed.

Buddy asked for 5 parking stops for parking lot B at about \$40 each. (He had previously been approved for 7 stops for parking lot A.) The motion to purchase all 12 parking stops was approved.

Architectural Committee: A committee of Mindy Palmer, Phil Yakim and Chris Shook has been created by the Board. This committee will help the Board with their decisions regarding additions and improvements within the HOA.

Individual Considerations: Barry Keefer, 11225 St Martins Pkwy, asked for approval from the Board to remove his garage doors and replace them with French doors. It was decided more information regarding County permits and regulations was needed before the request could be considered.

Phil Yakim, unit #14, requested approval to put a a 20 ft by 10 ft deck on the backside of his townhouse. He will return to another Board Meeting once all of his required information is gathered.

Phillip Young spoke to the Board regarding his neighbors Ian and Monica Pokrywka of 11732 Riverview Drive. The Pokrywka's are building a fence down the middle of the driveway without obtaining a County permit or written Board approval. A motion was approved for Janie to send a certified letter to the Pokrywka's asking them to halt construction and remove the fence.

Patty Dukes, unit 40, addressed the Board regarding concerns of the future of St Martins by the Bay. She met with some members of the Board prior to the 1/13/18 meeting and discussed several issues. Today she spoke regarding management, mismanagement, declining property values, community upkeep, and personal qualifications of Board members. She felt the community should come first in any and all decisions and that the rules and regulations of the Declaration and Bylaws should be followed by all. There should be no exceptions.

County Water Update: Rusty Palmer asked about our progress with County water. Justin said all paper work on our side has been submitted. Bob Mitchell from the County told Janie the process took time and we had to be patient. We are waiting for information regarding how to proceed with grants, etc.

Next Meeting and Board Meeting Dates: The Annual General Meeting on February 10, 2018 at 1 pm in the Ocean Pines Library; April 14 at 10 am at the Ocean Pines Library, and June 7 (Thursday) at 7 pm at the pool.

Motion to adjourn was approved at 12:06 pm.

Thanks to Chris Shook for assisting with the minutes in Janie's physical absence.

