

St Martins by the Bay Home Owners Association Board Minutes
June 11, 2017 (Unapproved)

Board Members Present: Buddy Dukes, Barry Keefer, Justin McGinnis, Mike Shutt, Janie Stopford

Board Members Absent: Craig Constantino, Joe Pino

Members Present: Bill and Jolene Killinger, Nancy Wright

The meeting was called to order by Justin McGinnis at 10:06.

Secretary's Report: The minutes from April 22 were approved as emailed to the board.

Treasurer's Report: Barry reported \$41,469.26 in the General Account and \$20,630.60 in the Dock Account. All budgeted items are well within expected payments. (The dumpster pickup is only weekly instead of biweekly, which Justin will check on.) Of the HOA dues not yet paid for 2016, two continue under legal advisement, one is on a payment plan. At least 65% of the HOA 2017 dues have been paid; those unpaid have been sent reminders for the payment plus interest. The report was approved as presented.

Legal Updates on Delinquent Accounts: Liens are current and lawsuits have been filed on both accounts. We are waiting for responses; Rinkus has until June 21, Marini until July 10. If no response a judgment will be entered. Then we wait another 30 days for a response to the judgment. After that we meet with Mr. Cosby and discuss our options----sell the house, attach property, etc.

Water System/Repairs Permit: Our water system received a warning from MDE for having a clogged drainage pipe for the treated effluent which resulted in sludge and water on the floor of the pump house. Justin and Janie met with an engineer, John Salm, who presented a plan to obtain a plumbers permit to repair the clogged pipe, to guide us through the procedures necessary for the repairs, to obtain a discharge permit for our facility if necessary, (no one including the state can find a current one), and to coordinate with the county. After discussion concerning getting a second engineering opinion, it was decided that because John Salm is local and has worked with us in the past, the board would approve up to \$2000 for his services.

Dock Update: Two bids were obtained for repairing the dock lights and the pole light by the mail boxes: one from Mark Nicolle for \$775, another from Sea Level Construction for \$1000. The Board approved the \$775, if the repairs could be done by July 1, 2107. All slips are filled and paid for except for the two exchanged for services (Nicolle and Thurma). Justin will obtain an invoice from Steve Thurma for his services to equate the slip rental.

Update Public Water/Sewer: We finally have valid figures from the county. Justin and Janie are working on an email explaining our options and costs to be sent to members of the community shortly. The county will move forward, on either or both proposals, when 67% of our members are committed.

Pool Issues: Janie reports complaints from members concerning unsupervised children under 15 using the pool, diving off the table, running around decks, stealing the soap dispensers, not

flushing the toilet, and people from outside of the community using the pool. The picnic table has been moved outside of the pool. An email will be written concerning these issues and sent to the community. Janie will be on-call to ask non-members nicely to leave the pool. The backwash continues to be clogged; the plumber will look at it on 6/12/17.

Update on Request to Change the Color of a Townhouse: At the April meeting, Buddy Dukes submitted a request in writing to change the color of the trim on his town house number 8 from brown to white. Several "mock" pictures were put on the web site so that the community could visualize these changes. At least 12 people commented on the changes, with the majority stating that the town houses definitely need painting, but it needed to be done as an entire building unit with colors that blended and harmonized with the community. The board voted to deny permission for this individual painting, but recommended we go ahead with an over-all plan done by each town house unit (of which there are four).

The CD from First Shore Federal: We still have a \$2500 CD in this bank under Mike Shutt's name. Mike promised the next rainy day that Barry was in the area, they would go to the bank and transfer it to Barry, so that the treasurer has control of all HOA money.

Member Email List: Janie noted that our community email list is incomplete, with only 30 lots represented. She will try to complete it this summer.

Mulching/Weeding the Common Areas: The Board felt Ryder Ridout was too young to be hired and no one else answered the request for a bid; it was decided to have a community work day or two to complete trimming, pruning, weeding and mulching of our four community areas. Janie will coordinate that activity.

Parking Bumpers: Buddy Dukes requested permission to purchase 9 parking lot bumpers which he will install to divide the nine parking spaces in front of his building of unit number 8. He will show them to Justin before he permanently installs them. Cost: \$61/bumper = \$549. The board voted not to exceed \$600 for this project; funding to come out of parking lot A reserve.

Next Meeting Date: August 12, 2017 10 am at the pool.

Motion to Adjourn at 11:58 am.