



**HOA Board Meeting
June 26, 2023**

Board Members in Attendance: Craig Costantino, Bill Custead, Andrew Davis, Keith Miller, Lisa Smith, Lynne Partridge, Janie Stopford, Becky West

Residents in Attendance: Bill Killinger

Call to Order: 6:31 pm Lynne Partridge, Chair

MINUTES: Janie Stopford, Secretary

Motion to approve minutes from 4/12/23 Board meeting was passed on 4/16/23 via text and posted to website.

Motion to approve the Minutes from the **Emergency Board Meeting of 6/3/23 passed unanimously.**

ANNOUNCEMENTS:

Happy Summer!

A big thank you to all of those who helped with the sewer B problem during the last two weeks.

TREASURER'S REPORT: Keith Miller

Dues collected to date

- 93% of home owner annual fees are current.

Account balances

- General Fund \$63,056
- Boat Dock \$23,867
- Reserve \$33,814

Any unusual expenses...

- Pump B repair \$8303
- Discussion of how to appropriate costs for repairs to septic systems. Discussion about creating a maintenance log for repairs.

COMMITTEE REPORTS

EXECUTIVE No report

RESERVE STUDY

- Kirt has been here to measure and explore. Still waiting on a report.

COUNTY WATER PROJECT

- Update: Bill reports is giving the County two more months for more specifics and cost of the system. Then will become more aggressive.
- See article in OC Today
- https://www.oceancitytoday.com/news/st-martins-to-connect-to-op-water-service/article_31e978ec-111a-11ee-b61f-83bbe5ba5e0f.html?utm_medium=social&utm_source=email&utm_campaign=user-share

ARCHITECTURAL REVIEW COMMITTEE

- Townhouses still need painting...discussion about best method to get improvements done—more letters, legal involvement?
- Termites have been reported in a unit.
- Trash outside St. Martin's Parkway property. Discussion on best way to handle. Janie will visit owner and ask permission to have junk man take the items.



- Andrew will organize a crew to do needed repairs on warehouse at the end of July.

COMMUNICATION

- Discussion and reminder to limit Board texts...

WATER SUPPLY/ COMMUNITY SEPTIC

- Emergency repairs in June to Septic system B. Pump house will be jetted by Atlantic Plumbing on July 6.
- Janie will ask about installation of a wider drain.
- Lisa has been in touch with the county for copies of original plans for septic system, will also ask about plans for electrical and water in preparation for county water installation.

DRIVEWAY, DUMPSTERS

- More gravel is planned for fall.

SUNSHINE/SOCIAL COMMITTEE -

- No report

BOAT DOCK/BOATYARD (chair, Craig Costantino, Bill Custead):

- Dock Update. New repairs are holding well. Marina is filled including two jet skis at each end. Pile driver is still needed.

- Boatyard Update

Boatyard will be more functional by cutting down trees for more room for storage, removing red/white boat toy and an old trailer.

- Only 6 of 13 boats have paid. Letters will be written to boat owners who have not paid. Next year boat yard payments will be included with the dues.



LAWNCARE, BURN PILE, SEPTIC FIELD, POOL, TENNIS COURT

Septic

- Marina drive resident is reluctant to pump sewer. Owner will receive a letter stating he must pump his system by the end of the summer or the HOA will do it and add the cost to his dues.

Pool - Going well.

Burn Pile - No report.

Lawncare

Craig is concerned about areas of grass not being mowed or weed wacked adequately. He will speak to Paul directly about the specifics. Andrew is concerned about the quality of the additional parking in Parking lot A. He will address it with Paul later this summer.

- Townhouse A parking lot garden needs maintenance. Need volunteers.

Meeting Adjourned at 8:17.

