



**HOA Board Meeting  
August 4, 2023**

**Board Members in Attendance:** *Bill Custead, Andrew Davis, Keith Miller, Lynne Partridge, Janie Stopford, Becky West*

**Board members Absent:** *Craig Constantino, Lisa Smith*

**Residents in Attendance:** *Katie and Stan Griffin, Pat Morrison, Matt Taylor, Phil and Liz Yakim*

Purpose: We will review and discuss three estimates for water system repair, review today's meeting with Sharpe representative's options, and vote on a short term solution.

Apparently the large, mostly underground, 40 year old tank has a leak in it which disrupts the normal balance between air and water that maintains a sufficient pressure to promote flow. This in turn creates oxidation resulting in rusty water.

**Three Bids were received:**

1. **Delmarva - \$40,000** to replace current system, will not provide daily service, no water for a few days, not interested in minimal repair to reduce costs.
2. **Peninsula - \$29,000** to replace filters only, no water during installation, will service daily.
3. **Sharpe**
  - a. **\$60,000** to replace all systems from the pump house to the Bay, including removing the old tank and replacing the drains.
  - b. **\$11,180** to replace the weakest part of the system ( the tank itself); bypass the tank with 4 bladder tanks. This should improve the pressure that causes problems with the aging filters. Also includes cleaning out the well house, leave the existing tank, and they will provide alternate filtration system during installation.
  - c. **\$29,000** to replace the filters. These remove iron from our water. If the new tanks aren't sufficient, we can install three new state of the art filters. This system should last 15 years and may need to be budgeted for replacement at that time.

**Discussion:**

- Sharpe's proposal gives us the most cost effective options, they have been with us through all of this... brand loyalty.
- By replacing the tank for now at a cost of \$11,180, this will be the cheapest way to buy us time until we decide on county water. If not, we can always do more upgrades to the well. Something must be done now as the system is failing and will continue to do so .
- When we hear from the county as to the cost of water from them, we will hold a vote. If it is not cost effective, we can go to Sharpe for more options to repair the current well.
- During installation there will be about one- two hours with no water and then 24 hours with restricted water usage.

**Motion**

- The motion to approve the cost of \$11,180 upgrade of our current water filtration per the estimate from Sharpe Water was passed unanimously.

**Motion to Approve a Special Assessment of up to \$250 /household/54 units/60 days**

pending consultation with attorney Pete Cosby to fund cost of Water tanks passed unanimously.

**Meeting Adjourned: 7:45 pm**

Next Regular Board Meeting : Wednesday, August 16, 2023 at 6 PM

August HOA Board Meeting 8.16.24 6 PM

Wednesday, August 16 · 6:00 – 8:00pm

Time zone: America/New\_York

Google Meet joining info

Video call link: <https://meet.google.com/mkc-ppv-j-xhc>

Or dial: (US) +1 901-399-8907 PIN: 414 428 539#

More phone numbers: <https://tel.meet/mkc-ppv-j-xhc?pin=6888735000893>