



HOA Board Meeting

Thursday, November 3 · 6:30 – 8:30pm

Google Meet joining info

Video call link: <https://meet.google.com/zic-zykn-bdt>

Or dial: (US) +1 605-854-1174 PIN: 305 848 311#

More phone numbers: <https://tel.meet/zic-zykn-bdt?pin=9068414156633>

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

Residents in Attendance: Bill Killinger, Rebecca West, Carol Stange

Call to Order: 6:35 pm Lynne Partridge, Chair

MINUTES: Janie Stopford, Secretary

- Minutes have been approved on 9/12/22 and were posted to website.
There were no Board text votes.

ANNOUNCEMENTS:

Thanks to Andrew Davis and his helpers for installing the fence from Parking Lot A to the pool. It creates a welcoming entrance, provides spaces for bikes, and keeps cars away from the gate.

On behalf of Lynne Partridge and family, a sincere thank you for the plant in memory of the passing of our mother/grandmother, Daisy Partridge.

Election of the two newest Board Directors will be held at the Annual Meeting in February 2023. Ballots will be prepared and sent out by December 2022. Anyone interested in nominating a person or themselves to be placed on the ballot will be afforded the opportunity.

TREASURER'S REPORT: Keith Miller

Bank Of Ocean City Balance

General Fund 41,042.14

Boat Dock 17,332.63

HOA Savings 14,038.42

- *2023 Budget preparation will begin soon.*
- *All dues in process.*
- *Executive committee to meet with an accountant on 11/10/22 to discuss MD House Bill 107—budgetary reserves required for HOAs*

COMMITTEE REPORTS

EXECUTIVE (Lynne Partridge, Keith Miller, Janie Stopford)

Unanimous motion to approve appointment of Rebecca (Becky) West as a Board of Director.

(Formal election of Becky and Lisa Smith will be held at the Annual Meeting in February 2023.)

COUNTY WATER PROJECT (chair, Bill Custead, Lynne Partridge, Janie Stopford, Resident Volunteer - Bill Killinger)

Still waiting on information from the USDA on the environmental component of the potential grant.

ARCHITECTURAL REVIEW COMMITTEE (chair Andrew Davis, Lynne Partridge, Craig Costantino, Keith Miller, Janie Stopford): **Resident Volunteer:** Patricia Costantino

- Committee will conduct another review of townhouses to follow up on property repairs Thanksgiving Friday. Will send follow up letters as needed.
- Townhouse signage—to be done by Craig ASAP.

BOAT DOCK/BOATYARD (chair, Craig Costantino, Bill Custead): Some minor repairs needed. Much discussion about the dock. Great need to find the Bahrami settlement.

COMMUNICATION (chair Craig Costantino, Lynne Partridge, Janie Stopford):

Community Update to summarize highlights of meeting

LAWN CARE, BURN PILE, SEPTIC FIELD, POOL, TENNIS COURT (Janie Stopford, chair; Craig Costantino): Committee members: Jolene Killinger, Patty Pino, Jeff Stopford

Pool - Pool has been winterized. Will begin to budget and purchase new furniture—perhaps five recliners per season? Suggest next season we arrange for the closing of the pool on a ten day notice so weather can be considered.

Burn Pile - Stacked by Eugene Weller on 10/30. Burn permit has been applied for. Plan to burn Thanksgiving weekend. Craig and Robin need to communicate to others.

Drainage Field - damage to field and threat to septic system made by cars doing “donuts”



Much discussion about the best way of preventing this. A letter to all residents describing the potential damage to the septic pipes will be sent, asking for cooperation and suggesting possible consequences.

Oak Tree - MD has adopted the “Massachusetts Rule” which gives the property owner the right and responsibility for the care and preservation of his own property. The Oak tree is on both HOA and Garcia property but threatens the Feeser’s property. Janie suggests Mr. Feeser have the limbs removed. This does not give the Feesers the right to cut down the tree. Board tabled the discussion until it can be determined who owns the tree.

Gardens - L. Partridge offered to pay Busy Bees to clear/mulch garden in Parking Lot A. this fall. Much discussion followed this suggestion about using that space for parking, how to protect utility equipment, no garden at all, or a smaller garden. All grasses in gardens will be pruned in the Spring.

The weeping willow in Parking lot B will be pruned for safety reasons. The light in the parking lot will be retrofitted for an LED bulb as it needs replacement.
Suggest all gardens be budgeted by location/use for 2023.

DRIVEWAY, DUMPSTERS (Bill Custead, chair):

Gravel delivered and spread in October at a cost of \$1067. Looks great thanks to Bill! Wellen can use his equipment for that next time if needed.

SUNSHINE/SOCIAL COMMITTEE - Robin Custead, (looking for more...)

Board discretionary fund used for payment of flowers sent to family of Lynne Partridge for bereavement.

NEW BUSINESS

Request: “I wanted to see about getting the light replaced in the parking lot on Marina Drive where the mail boxes are. It has been out for as long as I can remember.” See Garden report.

Architectural Committee will meet in the next month to discuss possibility of upcoming AirBNBs.

Meeting Adjourned: 8:12 pm

