

St Martin's by the Bay
HOA Board Meeting Minutes
Saturday, June 8, 2019 #20 Riverview Dr.

In attendance:

Board members: Jack Shook, Barry Keefer, Lynne Partridge, Craig Constantino, Buddy Dukes, Mike Shutt, Janie Stopford

HOA members: Joleen Killinger

Call to Order: Jack Shook 12:01

Secretary's Report: Lynne Partridge - Minutes from meeting of 5/4/19

- All letters sent will be from Board rather than individual members
- Unapproved minutes will be posted to website to expedite communication to community, then approved at the following Board meeting.

Motion made and passed to approve minutes as amended

Treasurer's Report: Barry Keefer

- As of last week, all dues have been paid in full or part.
- Balance Sheet
 - o Checking – \$50,532.64
 - o Savings – \$17,488.37
 - o Boat \$25,726.00
 - o Total \$93, 747.01
- Profit & Loss Budget Performance – review costs to date versus budgeted costs of electric, lawncare, legal, office, pool, Pool, pool repairs, Septic B, tennis courts, trash, water (see handout)
- Janie acknowledges and thanks Barry for his efforts in securing 100% dues payment

Motion made and passed to approve Treasurer's report

Burn Pile: Buddy – discussion held off until fall...

Boat Dock: Craig

- Status of repairs = \$1650 (check) to Mark Nicole who will fabricate original rings with stainless steel
- middle section of dock will need to be replaced soon
- 2-3 slips still available for rental, if slips remain open there are 2 people interested in getting additional slips. Craig recommends we offer \$100 discount for second slip rental at end of June.

Motion made and passed to approve offer of \$100 discount for second slip rental after June 21st.

- Discussion of \$95,000 owed for boat dock to original developer, Dr. Siamack Bihrami. Currently paying \$5,000 per year, but may want to consider taking loan to pay in full in order to avoid possible future legal entanglements.

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Dumpsters: Jack

- Reminds that dumpsters are for St. Martin's residents' household trash only.
- Security cameras have caught outside people dumping as well as resident dumping business trash. Person was confronted and email message sent to community reminding all that dumpsters are reserved for household trash only.
- Will continue to monitor and send a letter to individual if necessary.

Grass Cutting: Blade Runners

- Discussion of grass cutting; size of cut, grass root systems, feeding/weeding, to strengthen grass in certain areas, 4 different heights of grass depending upon area, consider planting of zoysia grass...

Legal Updates: Jack

- Marini must pay some back dues from first bankruptcy claim, but has requested a modification plan; he reports that he is now bedridden and due to costs of caregiver, has asked the court to reduce the monthly amount and extend the terms of the repayment to 48 months.
- Marini's dues from last year have been acquired from his tenant. Dues + court costs = \$1755.00. Tenant agree and has paid. Money is currently in escrow account with Attorney Crosby who claims he does not know how to disburse it. HOA will seek legal support from Attorney Jeff Stopford to help Crosby with disbursement.
- Marini is currently paying this year's dues.

Pool: Jack

- Rain spouts and painting completed - Brandon Ridout did a nice job painting warehouse, bathrooms, and picnic table.
- Pool Clean-up day turned out great, thanks to Brandon who lent use of his power washer
- New keys & payments working well
- Pool filtration system – system to be replaced in the Fall with filters instead of sand will result in faster/better system that eliminates backwash
- Anyone in need of a new pool key see Jack Shook
- Buddy suggests that Board previously voted that the table be removed from pool area due to safety concerns (kids jumping off) Motion made and approved to put table back
- Pool Rules – need to clarify that guests must be accompanied by owners, however renters or family who are staying over may use pool without owners.
- Owners of rental properties should post pool rules to renters
- Pool rules should be printed and posted at pool, and no parking in front of gate, discussion of use of signs or bumpers to ensure people avoid parking in front of gate.
- Craig will draft and send signs for approval
- Janie thanks Jack and Barrie for improvements to pool area.

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Tennis Courts: Buddy & Jack

- \$3600 estimate determined by use of Google maps, but upon arrival, cracks were more severe and needed to be filled with sand before topping resulting in \$900 price increase.
- Discussion of basketball hoop and pickleball. Waiting to hear from company...
- Discussion of additional cost to asphalt road and dumpster area at a cost of \$17,000. Question about thickness for garbage trucks, discussion of pros and cons of asphalt vs gravel. Will further investigate.
- Suggestion to set a budget item for Pool Road of \$2,000 annually to include costs of annual stone and /or save for future asphalt.

Water: Jack

- 3 occasions of brackish water
 - Discussion of system and back up,
 - Discussion to inform community members and ask approval to pursue public water
 - Letter will be drafted to county
 - Email will be drafted to community to alert to next steps in pursuing public water
- Invite community to special Board meeting in August to further discuss

Motion to Adjourn - approved at 11:30

Respectfully Submitted,
Lynne Partridge

Future meeting dates 10:00 am

August 10 2019 - OP Library

October 12 2019 - 20 Riverview Drive

January 11, 2020 - 20 Riverview Drive

February 8, 2020 Annual Meeting - OP Library at 1:00 pm