

St Martins by the Bay Home Owners Association Board Minutes
October 14, 2017 (approved)

Board Members Present: Craig Constantino, Barry Keefer, Justin McGinnis, Joe Pino. Mike Shutt, Janie Stopford

Board Members Absent: Buddy Dukes

Members Present: Jolene Killinger, Chris and Jack Shook, Betty and Philip Young

The meeting was called to order by Justin McGinnis at 10:06 am in the small conference room in the Ocean Pines library.

Secretary's Report: The minutes from August 12 were approved as emailed to the Board. Janie reminded board members that minutes from the February 2017 Annual General Meeting still need to be completed.

Treasurer's Report: Barry reported \$33,364.02 in the general account, \$17,985.60 in the boating account, \$75,958.24 total in the checking/savings accounts. We have \$113,286.49 in total current assets and \$39,916.66 in total current liabilities. The BB&T loan is paid off; the \$5000 budgeted for the loan was placed in the Sharp water account, as it was deficient last month. It was suggested we rebid out insurance policy; Mike Shutt will get estimates on this. It was suggested we get additional bids for lawn mowing for next year. By the end of our fiscal year, all reserves in CD accounts will be identified individually, but gathered in one reserve savings account. The second half of the 2017 HOA dues are coming in. Besides the two homeowners under legal advisement for past dues, we have one who has not paid, but has committed to it, and one who is significantly behind. The one significantly behind will receive a letter giving her 30 days to pay a substantial portion or have a lien placed on her home. The report was approved as presented.

Legal update on delinquent HOA dues: Janie and the Shook's reported that the bank had sold the Rinkus home for \$168,000 on October 12. It may be possible that we get one or two of our liens paid off. Janie will contact our attorney for information. We are waiting on the sheriff's office to serve Mr Marini with the Writ of Execution for the sheriff's sale.

Dock phase two: Craig reported we need to start thinking about repairing/replacing the mid-section of the dock and possibly adding a T at the end. This brought considerable discussion about permits, pilings, getting estimates. It was decided that Mike, Craig and Justin would talk with Steve Thurma about the best way to proceed.

Pool, dumpster, burn pile issues: The pool is to be winterized on October 20. Jolene Killinger is thanked for moving the furniture in the corner so that the men can move it into storage. We had two children swim in the pool after it was winterized, so next year we need either another sign or a lock to prevent this. We need a way of identifying our home owners for swimming. Several ideas were presented, but Justin already has a lock and 55 keys which we will distribute to home owners and try this system for next season. Also for next season we can have a doggie swim day after the pool is closed, if Premier Pool agrees. We have non-home owners using the burn pile and perhaps the dumpsters. There was much discussion about the need and the ugliness of both. Then the poor maintenance of the tennis courts was added to the discussion. It was decided we would send an email to all home owners asking their input about these issues and then discuss them at the AGM before taking any action.

Garden maintenance and the entryway sign: It was decided that we could go ahead with the stones for the garden by the pool for next season if the stones were a 3 by 5 in size and if the backwash and drainage of the area has been rectified. Justin will get the backwash situation resolved by next spring. Joe will present to us a plan and estimate for a drainage system at the January meeting. Next spring we need to either move or repaint our entryway sign so that it is visible. Janie asked board members to please look and think about that over the winter.

AOB: Betty Young asked the board to send a letter to her neighbors asking them to move their boat which is in the driveway. Janie will do that.

2018 meeting dates: January 13 at 10 am at Montgomery Financial, February 10 (AGM) at 1 pm at the library, April 14 at 10 am at the library, June 7 (**Thursday**) at 7 pm at the pool.