

October Board Meeting Minutes, October 15, 2016 (not approved)

The meeting was called to order at 9:09 A.M.

Board members present (5): Craig Constantino, Barry Keefer, Justin McGinnis, Mike Shutt, Janie Stopford. Board members absent: Butch Bowers, Buddy Dukes.

HOA members present: Jolene Killinger, Jim Kosienski, and Joyce Timmons.

Secretary's Report: The September minutes were read and approved.

Treasurer's Report (Barry): Current Balance Checking: \$28,277.80. Current Savings/CD's: \$27,077.29. Account's Receivable: \$32,099.10 Sharp water account continues to be higher than budgeted, and will have to be raised for next year. Allied Trash continues to change rates and tack on fuel charges. This is an on-going problem. Barry and Mike will work to move us to another trash company, preferably one local to Berlin. All HOA members who have outstanding dues have been invoiced for a second time. Barry is working on invoicing those members who owe for either boat slips or boat storage. Joyce Timmons will assist him next summer by overseeing that no one puts in their boat until the slip has been paid.

Delinquent HOA Accounts (Justin): Two members who have unpaid accounts for several years have current liens on their homes. Justin and Janie met with Jack Shook who explained the title searches he had done pro bono on both homes. Then they met with Attorney Cosby who explained the two choices available to the HOA to recover our owed monies: either go to circuit court to get a judgment against other property owned by the delinquent owner (home, car, rental income) or push for the sale of the house. Cosby recommends going to circuit court which is less expensive and may resolve the issue. This will cost \$1500 to \$2500 per account and takes 60 to 90 days. All HOA costs associated with this action (attorney fees, filing fees, etc.) will be added to the amount owed by the delinquent member. Attorney Cosby requires a \$1200 retainer per account to begin the process. The Board voted unanimously to pay the \$2400 retainer and to begin the process of taking both home owners to circuit court.

Public Water/Sewer (Janie): Bob Mitchell from the County sends his apologies, but he is still waiting for quotes from other people in the department. We hope to have Bob present information about installation and cost of county water/sewer for the Annual General Meeting in February.

Boat Storage Area (Craig): Members had a successful clean-up day of the boat storage area; Steve Thumma completed the work. Unfortunately Craig Constantino's trailer was damaged in the process. This has occurred in the past to another member. It was suggested Justin talk with Steve to make sure trailers are not moved around with the small front end-loader, as we suspect this is the cause of the damage.

Pool Warehouse Update and Backwash (Justin): A second invoice for \$3000 needs to be sent to renter Joe Pino. The daily backwash from the pool which has been occurring for years, and needs to be investigated and corrected before spring.

Parking/Driving on the Septic Fields (Justin): The consensus was that no one should be parking/driving vehicles on the septic fields; golf carts and dirt bikes are okay if they are not making ruts. Justin is to enforce this.

Septic Lift Pumps Estimate (Janie): Two replacement pumps are needed for two lift stations: the one by the mail boxes and the one in front of Carr's home. Each lift station, which pumps waste water to the septic drainage field, should have two pumps working intermittently. Currently each lift station is working on one pump only. Atlantic Plumbing proposes adding one additional 1 ¾ hp pump plus four float control switches to one station and one additional 1 ½ hp pump and four float control switches to the other, for a total cost of \$5190. During installation of the pump in front of Carr's home, Atlantic Pumping needs to pump the sludge, an additional cost of \$400. The Board unanimously approved \$5590 for the installation and purchase of the pumps and controls. Money to pay for this necessary, but not budgeted expense, will be taken from the septic B reserve fund (applying to homes on Marina Drive).

Next Meeting Date: January 14, 2017 at 10 AM at Montgomery Financial Services, 11022 Nicholas Lane, Ocean Pines. (Don't forget to thank Jeff.)

Adjournment: 10:22 A.M.

