

August Board Meeting Minutes, August 6, 2016 (not approved)

The meeting was called to order at 10:19 A.M.

Board members present (4): Butch Bowers , Barry Keefer, Justin McGinnis, Janie Stopford.
Board members absent: Craig Constantino, Buddy Dukes, Mike Shutt.
HOA members present: Jolene and Bill Killinger, Nancy Wright.

Secretary's Report: Janie read the minutes of the June meeting. They were amended to include no fires in the community open spaces unless Board approved. As amended, they were approved.

Treasurer's Report (Justin for Mike): The transition from Mike to Barry has been slower than expected. An attempt will be made to accelerate the process. We have \$28,277.80 in the General Account. We have \$38,341.23 in Accounts Receivable (dues to be mailed out). Expenses are consistent with the approved budget except electric which is high. The \$3,748.16 for dues assessment from the Waters fire remains outstanding. The Treasurer's Report was approved .

Delinquent HOA Accounts (Janie): There are two members delinquent in their dues for several years. One has a lien on his house; the other was offered a payment plan which was not accepted. After much discussion it was decided that Janie and Justin would visit attorney Brian Cosby for advice on collection.

Public Sewer/Water Update (Janie for Buddy): Patty Dukes sent two emails to Bob Mitchell which were not answered. Janie will try to contact him.

Dock Report (via written report from Craig): Invoices were not sent out for dock fees as planned earlier this summer. This still needs to be done by our Treasurer. One slip saved and confirmed for an association member has not been used. In an attempt to recoup fees, it will be offered at a reduced rate to a resident of Ocean Pines. Barry to work on sending out the dock invoices ASAP.

Boat Storage (via written report from Craig): He has stickers for all registered boats. Only three people have used the registration form on the web. People are abusing the area; some residents have more than three boats on the property. Craig needs an exact list of who has paid for boat storage to go forward with the stickers. He is having trouble understanding the spread sheets and needs to meet with the Treasurer. Butch offered to be the Board member responsible for the boat storage area; Justin to assist him and asked if Buich could start resolving the problems in this area ASAP.

Tennis Courts (Janie); A low/high bid of \$5,486.67/\$9,389.70 to redo the tennis courts using slurry seal was received from Dave Czorapinski. There is \$3000 in the tennis reserve fund for this. Several questions were raised. The issue was tabled until next meeting when the questions are answered.

Pool Issues: Where is the new sign? Janie will check with Craig.

Parking Issues at Townhomes A (Riverview Drive)(Janie for Buddy): The 4 townhomes that do not have garages also do not have any assigned parking space(s). Buddy emailed two estimates for sealing the asphalt and striping parking spaces. Only one was readable. The issue was tabled until next meeting.

Septic Pumping, Single Family Homes on Marina Drive (Janie): The letter sent by the Board was very successful. All homes are current with pumping except one which is scheduled for next week. The pumping list will be put on the website for all to access. All homes have been pumped by Atlantic Pumping which offers a \$15 discount if two or more homes are pumped together or a 10% coupon on their website.

Management of Open Community Spaces: The HOA open space continues being used by many walkers, joggers, bicyclists, golf carts. There is concern about the noise and the tracks being left by dirt bikes. The Board agreed to not allow dirt bikes in the wooded area. This brings the rules to three: (1) No hunting or shooting. (2) No fires unless Board approved. (3) No dirt bikes in the wooded area. Trespassers most likely coming from White Horse Park have been riding dirt bikes and having fires. Janie asked for permission to put up small no trespassing signs, send a letter to White Horse Park and possibly block the entrance behind the dumpsters with the dock material from the old dock. The Yard Guy, our lawn mower, reports that the debris left on the lawn in front of the townhomes has not been an issue for the last few weeks. Another successful letter by Justin!

Next Two Board Meeting Dates: 10:00 A.M., Saturday, September 10 and Saturday, October 8, at the Ocean Pines Library small conference room.

Meeting adjourned: 11:40 A.M.