

CORROTOMAN-BY-THE BAY ASSOCIATION, INC.
Annual Meeting Minutes -- May 7, 2017

The President, Robert Bennett, called the annual meeting to order at 2 p.m.

BOARD ATTENDEES: James Allen, Robert Bennett, Jean Ehlman, Roger Failmezger, Sam Longstreet, Susie Pierce, Cristian Shirilla.

COMMUNITY MEMBERS PRESENT: Claire Smith, Mary Ann & Fred Olsen, Judy Atlas, Barry Jackson, Liz Failmezger, Karen Rosenfeld, Rocky Boykin, Bill Ehlman, Elizabeth MacNair, Neal & Debbie Snellings, Tara & Will Linne, Susan Lindeman, Arlene Cooper, Deb Beutel, Leah Gallogy, Wendy O.

MEMBER INPUT SESSION: No input.

PRESIDENT'S REPORT: Robert Bennett discussed the past year's accomplishments: With your help, we have put CBTB on a sound financial footing by amending the Declaration to increase the annual assessment from \$80 per lot, which we had for the past 20 years, to \$180 per lot.

With your help, and leadership from Jean Ehlman, we reconstructed our tennis/pickleball courts.

With your help, and leadership from Bill Ehlman, our Collection Committee continues to ensure everyone pays.

With your help, and leadership from a number of waterfront property owners, we have obtained riparian rights including the CBTB dock area to protect our waterfront.

With your help, and leadership from Jeff Craven, we have formed a legal advisory committee to help with legal issues.

With your help, and leadership from Deb Beutel and Tara Linne, we have raised over \$1600 from contributions to install an AED at the Club House.

With your help, and leadership from Mark Hill, we now have outdoor ping pong in the pavilion.

With your help, we have worked with other communities served by Virginia American Water and our legislators to pass legislation to reduce our water bills.

With your help, we have achieved many more accomplishments. This is a team effort. I want to thank all our Board Members, Committee members and you who work to make CBTB a great community. Thank you each and everyone!

SECRETARY'S REPORT: Motion made by Sam Longstreet to accept minutes of the 2016 Annual Meeting taken by Beverly Saunders, seconded by James Allen and approved unanimously.

TREASURER'S REPORT: Sam Longstreet reported, as of April 2017, total cash available is \$82,437. James Allen made motion to accept, seconded by Susie Pierce, approved unanimously.

COMMITTEE REPORTS:

ARCHITECTURAL REVIEW: James Allen and Roger Failmezger reported that there were 2 new houses built and one shed approved by the Committee.

CAPITAL RESERVE: Jean Ehlman reports that funds have and are being collected from the CBTB Association property owners annual assessment. This money will be put in the capital reserve fund account.

COLLECTIONS: Bill Ehlman reported that amounts outstanding as of May 1, 2016 was \$62,181.00 and to date amount outstanding as of 4-30-2017 is \$16,200.00. \$45,981 amount collected to date from the May 1, 2016 amount. 7 payment plans put in place. All current collected or paid out. Of the \$16,200.00 outstanding, judgements and/or liens have been assigned. Except for Tahan's approximately \$5,000, the amount outstanding from the 2017 assessment is \$29,655. Those funds will go to the Capital Reserve. The Finance Committee only expected a 15% delinquency of approximately \$15,000. We did not expect a 28% rate.

COMMUNICATIONS: Tara Linne reported 110 people on g-mail, 51 people on Facebook. AED expected in next week.

DOCK: Rocky Boykin reported that 8 out of 10 boat slips rented and 4 kayak slips rented.

HOSPITALITY: Susie Pierce reported that the Board hosted last year's annual meeting, Memorial Day dinner, 4th of July picnic, Labor Day picnic, and Christmas party that collected non-perishable food and cash for the River Road Food Bank.

POOL: James Allen reported that the Pool would open Memorial Day weekend.

ROADS AND GROUNDS: James Allen reported work had been done on East Highview Drive, roads in good shape and grass on common properties being mowed.

TENNIS AND GOLF: Jean Ehlman reported that the CBTB tennis/pickleball courts reconstruction began in late May of 2016 and completed in August 2016. The ribbon cutting ceremony opening the courts was held after the Board of Director's meeting on August 12.

In September, CBTB sponsored two pickleball clinics on their new courts on two different Saturdays, conducted by Indian Creek Yacht and Country Club's tennis/pickleball pro, Pat Abenante who brought experienced pickleball players to instruct CBTB property owners how to play pickleball. 20 plus property owners attended the clinics.

A new deck box was contributed by the Ehlmans to keep additional pickleball paddles, balls and baskets for property owners use. The box is locked with same lock as the courts. Asked to please keep the box locked.

31 key payments of \$5 have paid by property owners for use of the courts. If property owners haven't paid, payment should be sent to River Accounting. This is a yearly payment to use the CBTB tennis/pickleball courts.

Golf Flags have been put on the greens in the holes for the season. Each hole has been cleaned.

UNFINISHED BUSINESS: Bill Ehlman said there would be discussions re the riparian rights with Ben Stagg later this month.

NEW BUSINESS: Jean Ehlman received an invitation from Indian Creek pro Pat Abenante for CBTB pickleball players to come to Indian Creek on a Saturday in late May or June to play pickleball indoors with experienced players. Following to go to SkipJack for drink/food. Asked CBTB members to sign up if interested.

ELECTION OF OFFICERS: Vickie from River Accounting announced that there were 464 votes from 73 property owners. The following were elected: Deb Beutel, Susan Lindeman and Rebecca Nelson.

Motion was made by James Allen and seconded by Susie Pierce to adjourn for refreshments and to reconvene shortly. Approved unanimously.

PRESIDENT BENNETT called for an executive session to elect officers. The following officers were elected:

Deb Beutel, President,
Susan Lindeman, Vice-President
Sam Longstreet, Treasurer
Rebecca Nelson, Secretary

Meeting adjourned.