

## **Members Input Questions Asked at 15 May Board Meeting:**

### **James Kelley:**

**Question:** Is it possible to get a Microphone for future Board Meetings in order to help with Members hearing conversations.

**Answer:** The Board can look in the expense which is currently not budgeted providing we have a volunteer to be performing tech support functions to assist the President running the meeting.

**Question:** When Can I go look at the Boat Ramp and Slips?

**Answer:** Anytime now as construction is complete.

**Question:** Who is responsible for the Drainage Ditches on Corrotoman Drive?

**Answer:** The portion of Corrotoman Drive you are referring to is VDOT owned and Maintained. If you would like to site a road repair, drainage or safety issue to VDOT, Community members can report them via the VDOT online request system at the following URL: <https://my.vdot.virginia.gov/> and the local VDOT POC is Michael Bryant (804) 435-1580 email: [michael.bryant@vdot.virginia.gov](mailto:michael.bryant@vdot.virginia.gov)

**Question:** Is it possible to add a classified section to the website?

**Answer:** While we currently sent out Classified info (For Sale, For Free, Looking for Person to hire to perform light yardwork), based on emails received to the [CBTBay@gmail.com](mailto:CBTBay@gmail.com) email address, I do not believe we have the able to create a special section that member 's could manipulate with our current website support agreement.

**Question:** Is it possible for a group of CBTB members to get together to form an investment group and purchase run down dwellings and resell them?

**Answer:** Individual Owners could choose to engage in such an arrangement providing it does not appear to be sponsored by the Association. Catherine Bennett is a CBTB Member and realtor and offered her contact info: (804) 761-7647 email: [melroseplantationrealestate@gmail.com](mailto:melroseplantationrealestate@gmail.com)

### **Doug Howe**

**Question:** Who is the Association Counsel?

**Answer:** William Sleeth, III, ESQ., Rees Scully Mansukhani

**Question:** Who is in charge of the rules Committee?

**Answer:** Ms. Kathy Craven has been appointed as Chair of the CBTB Governing Documentation Re-write Committee

**Question:** Has anyone on the Board has communications with Mr. Anthony Cancel? He is running a Home Based Business and Air B & Bing his house, and allowing renters to access amenities.

**Answer:** While no one on the Board has specifically spoken with Mr. Cancel concerning his renting out his property on Air B & B. There is nothing in the current CBTB Governing Documents that prevents one from renting out their home nor from having a home based business. As a matter of fact both of these issues are discussed in detail in the Virginia Property Owners Act which provides the authorization for home owners to Both rent their property Section 55.1-1806 and operate a Home Based Business Section 55.1-1821.

## **§ 55.1-1806. Rental of lots.**

A. Except as expressly authorized in this chapter, in the declaration, or as otherwise provided by law, no association shall:

1. Condition or prohibit the rental to a tenant of a lot by a lot owner or make an assessment or impose a charge except as provided in § [55.1-1805](#);

## **§ 55.1-1821. Home-based businesses permitted; compliance with local ordinances.**

A. Except to the extent that the declaration provides otherwise, no association shall prohibit any lot owner from operating a home-based business within his personal residence. The association may, however, establish (i) reasonable restrictions as to the time, place, and manner of the operation of a home-based business and (ii) reasonable restrictions as to the size, place, duration, and manner of the placement or display of any signs on the owner's lot related to such home-based business. Any home-based business shall comply with all applicable local ordinances.

The Virginia Property Owners Act can be reviewed at the following URL:

<https://law.lis.virginia.gov/vacodepopularnames/property-owners-association-act/>

### **Carl Failmezger**

**Question:** What means do members have to add agenda items to the annual meeting?

**Answer:** Please make the distinction between agenda items and Member input time. Agenda items are defined action items selected by the Board for a Board discussion and vote. We need lead time to prepare for that and a usually a prior Board decision to schedule the issue.

Member input time is an informal "open mike" opportunity for Members to speak on any subject. It does not create agenda issues. If you have such a subject and care to let the Board know what it is in advance, the response would probably be somewhat better.

**Question:** How Many delinquent lots does the Association have for 2020? Did the Association file memorandum of liens?

**Answer:** Please refer to the minutes of past meetings with Collections reports available on the CBTB website as well as the response to your emails of 23 January and 10 February with the same questions. to CBTB Member questions from the 13 February 2021 meeting.