

Corrotoman-By-The Bay Association, Inc.
Final Board of Directors Meeting Minutes (FINAL)
9:00, Saturday, 24 April 2021

ZOOM Dial-in

<https://us02web.zoom.us/j/83121982812?pwd=NWhZWVV0QWd6RFNQSFBQeItqSVV4UT09>

Meeting ID: 831 2198 2812

Passcode: 22503

One tap mobile 13017158592 Meeting ID: 831 2198 2812 Passcode: 22503

Find your local number: <https://us02web.zoom.us/j/83121982812?pwd=NWhZWVV0QWd6RFNQSFBQeItqSVV4UT09>

Call to Order: Deb Beutel, President, 9:04am

Members Present: Deb Beutel, Jean Ehlman, Sam Longstreet, Lea Gallogly, Don Smith, Cristian Shirilla, Kevin MacNair

Announcements from Board:

1. Future Board Meetings will commence being held in person in the outdoor Pavilion area, weather permitting, and streamed via ZOOM

Secretary's Report: Cristian Shirilla – Review and Approve Minutes from 13 March 2021 Meeting.

Motion: Don Smith

2nd: Kevin MacNair

Yes: All members present

No: N/A

Abstain: N/A

Treasurer's Report: Lea Gallogly – See report.

- **Collections:** No report
- **Contracts:** No report
- **Capital Reserve:** No Report

Motion: To accept treasurer's report - Don Smith

2nd: Cristian Shirilla

Yes: All members present

No: N/A

Abstain: N/A

***Finance Committee: Vacant, Chair** No Report - Initial meeting to be scheduled by incoming Chairperson.

Architectural Review: Kevin McNair, Chair – See Report

***Communications: Tara Linne, Chair** – No Report

Clubhouse/Pavilion/Social: Vacant Chair – No Report

Pool: Lisa Adler, Chair - See report

Pool Renovation Review Sub-Committee Chair – Kathy Moffitt: - No report.

Roads & Grounds: Don Smith, Chair – See Report

Dock Sub-Committee: Barry Jackson, Chair – See Report

***Tennis:** Jean Ehlman, Chair – See Report

***Golf :** Mike Gallogly– No Report, pending survey monkey results.

Nomination Committee: Kevin MacNair has agreed to take over as Chair of Nominations Committee
Chair of Nominations Committee is being included in VP duties in future. **2021-22 Election of Officers**
– **Received six nominations.**

AD HOC/Special Committees:

Chair of Committee for Documentation Rewrite: Kathy Craven

Old Business:

1. **Survey Monkey Questionnaire:** Questionnaire has been forwarded to all email addresses that were on file for CBTB members and instructions on how to complete online or request a paper copy of the survey were forwarded to the 156 members we did not have an email address on file for.
 - a. Initial Quick Look Results to be delivered to the May Board Meeting.
 - b. Final Survey Analysis will be presented at the Annual Meeting in the Presidents Annual Report.
2. **Planning for Annual Meeting and Election of Board Members** – The Annual Meeting **is** currently scheduled for **12 June** and will be held outside in person in the Pavilion Area as well as streamed via ZOOM. Please wear masks and practice social distancing if you attend in person. The notice of the Annual Meeting and Ballots will be mailed out the first week in April.
3. **Requirement to Re-baseline Annual Assessments to the number of full lot assessments originally identified on Developer’s Plat, this effort should be combined with New Business Item #2.**– Deb Beutel
4. **The Special Meeting Planned** to offer community members an opportunity to express concerns with the Board of Director’s contracting Professional Financial Services Providers has been scheduled to immediately following today’s regular Board meeting.
5. Previously reported 2012 Delinquent VA State Tax Assessment for \$3,600.00 was recomputed and an amended return filed in the amount of \$59.00. Sincere thanks to Craig & Lisa Adler and Ed Krill for their research, preparation and review of the amended return.
6. **With regards to CBTB POA owned lot 7a located on Corrotoman Drive**, would like to attain Board approval of the cost for a professional Appraisal of \$350.00 in support of the Association’s intent to sell the lot (meeting or exceeding appraisal) and transfer net sale proceeds to the Capital Reserve fund allocated for future pool repairs, improvement and/or replacement.
 - a. Motion: To approve the expenditure of \$350 to have CBTB owned lot 7a appraised in preparation for sale. – Deb Beutel

- b. 2nd: Lea Gallogly
- c. Yes: All members present
- d. No: N/A
- e. Abstain: N/A

New Business:

1. Request Board Approval of a \$500.00 expenditure to have surveyor stakes the boundaries of CBTB so that we can legally determine who owns the properties that are causes flooding and drainage issues on Pine Place.
 - a. Motion: To approve the expenditure of \$500 to have property lines marked on Pine Place. – Jean Ehlman
 - b. 2nd: Kevin MacNair
 - c. Yes: All members present
 - d. No: N/A
 - e. Abstain: N/A
2. Need a Digital Plat of CBTB prepared that we can continue to update and add data to in order to provide increased situational awareness for Board Members and to enable better management of the community and the amenities. It would identify HOA Assessment Lot Boundaries , VDOT owned and maintained roads, CBTB Association owned and maintained roads, known drainage problem areas etc...

Member Input: No Member Input Questions were submitted for the 24 April Meeting.

Next Meeting: 15 May 2021

Motion to Adjourn:

- a. Motion: To adjourn – Jean Ehlman
- b. 2nd: Kevin MacNair
- c. Yes: All members present
- d. No: N/A
- e. Abstain: N/A

10:30 a.m. Special Meeting:

The petition forwarded by Carl Failmezger cited Article VI, Section 4 of the Bylaws which relates to the Annual Meeting, a mistaken reference. The following section on Special Meetings of the Membership should have been referred to.

There were 33 validated signatures on the submitted petition, therefore this Special Meeting has been called. Post cards were mailed on 15 March to all 156 CBTB members that do not have an email address on file, notifying them in excess of 30 days in advance of the upcoming special meeting.

However, it is important to point out that the authorities of the Board of Directors does not change simply because a Special Meeting of Members has been called. The By Laws authorized such a meeting to "discuss" identified matters. **The By Laws do not give the Members any additional authority, such as the authority to overturn a Board decision on the Sentry contract, or negate the powers of the Board of Directors to authorize the making and execution on behalf of the corporation of any lawful contracts...and generally to control all the affairs of the corporation.**

The evident purpose of a Special Meeting is to call the Board's attention to a subject and provide an opportunity to Member's for to communicate their concerns, views and issues regarding a specific subject, nothing more. It is not an opportunity for the Members present to remove or modify authorities vested on the Board of Directors by the Governing Documents which include the Corrotoman By The Bay Articles of Incorporation, Declaration and By Laws, as well as the Virginia Property Owners Act and the Virginia Non-Stock Corporation Act. Therefore, there is no requirement for a Proxy nor a vote in support of the requested Special Meeting. However, the timing of this Special meeting is very opportune as it, as well as the results of the CBTB survey instrument, will be used to inform the effort to re-compete the future contract for Professional Financial Management Services in support of Corrotoman By The Bay.

Board Member Terms

Lisa Adler (2018-21)	Deb Beutel (2020-2023)
Jean Ehlman (2018-21)	Ian Fay (2018-2021)
Lea Gallogly (2020-2023)	Sam Longstreet (2019-22)
Kevin McNair (2019-22)	Cristian Shirilla (2019-22)
Don Smith (2020-2023)	

Proposed Schedule of Meetings

24 April 2021(includes Special Meeting)
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Rescheduled Annual Meeting12 June 2021
10 July 2021
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Corrotoman-By-The Bay Association, Inc.
Final Board of Directors Meeting Agenda
9:00, Saturday, 24 April 2021

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Announcements from Board:

1. Future Board Meetings will commence being held in person in the outdoor Pavilion area, weather permitting, and streamed via ZOOM

Secretary's Report: Cristian Shirilla – Review and Approve Minutes from 13 March 2021 Meeting.

Treasurer's Report: Lea Gallogly – See report.

- **Collections:** - No Report
- **Contracts:** No Report
- **Capital Reserve** – No Report

***Finance Committee: Vacant, Chair** No Report - Initial meeting to be scheduled by incoming Chairperson.

Architectural Review: Kevin McNair, Chair – See report attached

***Communications: Tara Linne, Chair** – No Report

Clubhouse/Pavilion/Social: Vacant Chair –

- Nothing to report.

Pool: Lisa Adler, Chair - See report attached

Pool Renovation Review Sub-Committee Chair – Kathy Moffitt: - No report.

Roads & Grounds: Don Smith, Chair –

Roads Repair Update –

- Drainage Issues currently being evaluated, and prioritized for action.
- New Contract awarded for Power Raking and CBTB Road Maintenance
- Status Update on VDOT Work Request #1376120 based on a web based work request submitted on 25 January 2021 by Deb Beutel. Michael Bryant of Local VDOT office has indicated that VDOT is able to come out in the couple of weeks to remove the one badly uprooted and exposed section of the corrugated metal half pipe, and then they will plan to return in April or May to address the remainder of entire drainage issue on Marina Drive.

Dock Sub-Committee: Barry Jackson, Chair – **See report attached**

Tennis: Jean Ehlman, Chair – See report attached

***Golf :** Mike Gallogly– No Report, pending survey monkey results.

Nomination Committee: Kevin MacNair has agreed to take over as Chair of Nominations Committee
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2. Need a Digital Plat of CBTB prepared that we can continue to update and add data to in order to provide increased situational awareness for Board Members and to enable better

management of the community and the amenities. It would identify HOA Assessment Lot Boundaries , VDOT owned and maintained roads, CBTB Association owned and maintained roads, known drainage problem areas etc...

Member Input: No Member Input Questions were submitted for the 24 April Meeting.

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Motion to Adjourn:

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Don Smith (2020-2023)	

Proposed Schedule of Meetings

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11 December 2021

Corrotoman-By-The Bay Association, Inc.
Final Board of Directors Meeting (MINUTES DRAFT)
9:00, Saturday, 13 March 2021

ZOOM Dial-in

<https://us02web.zoom.us/j/83121982812?pwd=NWhZWV0QWd6RFN0SFBQeituSVV4UT09>

Meeting ID: 831 2198 2812

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One tap mobile 13017158592 Meeting ID: 831 2198 2812 Passcode: 22503

Find your local number: <https://us02web.zoom.us/u/kd2O28gpur>

Call to Order: Deb Beutel, President: Call to Order 9:00am

Members present: Don Smith, Deb Beutel, Lisa Adler, Jean Ehlman, Kevin MacNair, Sam Longstreet, Lea Gallogly, Ian Fay, Cristian Shirilla

Announcements from Board:

1. Board Meetings will be conducted via ZOOM until such time as COVID numbers decrease significantly in accordance with Governor Northam's Executive Order for the State of Virginia.
2. Results of Discussions with SENTRY
3. **Requirement to Re-baseline Annual Assessments to the number of full lot assessments originally identified on Developer's Plat**

Secretary's Report: Cristian Shirilla – Review and Approve Minutes from 13 February 2021 Meeting.

Motion to approve: Lea Gallogly

2nd : Lisa Adler

Yes: Unanimous

No: N/A

Abstain: N/A

Treasurer's Report: Lea Gallogly – SEE REPORT

Motion to approve: Don Smith

2nd : Lisa Adler

Yes: Unanimous

No: N/A

Abstain: N/A

End of Fiscal Year Reports

- **Collections:** - End of Fiscal Year report (attached)
- **Contracts:** End of Fiscal Year report (attached)
- **Capital Reserve** – End of Fiscal Year Report (attached)
 - **Motion to approve FY 2021/22 Budget as presented: Don Smith**
 - **2nd : Cristian Shirilla**
 - **Yes: Unanimous**
 - **No: N/A**
 - **Abstain: N/A**

***Finance Committee: Vacant, Chair** No Report - Initial meeting to be scheduled by incoming Chairperson.

Architectural Review: Kevin McNair, Chair – No Report.

Communications: Tara Linne, Chair – No Report

***Hospitality: Vacant Chair –**

- Nothing to report.

Pool: Lisa Adler, Chair - See report.

- **Pool Renovation Review Sub-Committee Chair – Kathy Moffitt:** - No report.

Roads & Grounds: Don Smith, Chair - Roads Repair Update –

- Dock Sub-Committee: Barry Jackson, Chair –ECO Construction, LLC. has been contracted to conduct Boat Ramp Dredging and bulk-head repair to be completed in Spring 2021
- **Status Update of VDOT Service Request #1376120** based on a web based work request submitted on 25 January 2021 by Deb Beutel. Michael Bryant of Local VDOT office has indicated that VDOT is able to come out in the couple of weeks to remove the one badly uprooted and exposed section of the corrugated metal half pipe, and then they will plan to return in April or May to address the remainder of entire drainage issue on Marina Drive.
- **CBTB Drainage Issues being evaluated, and prioritized for action.**
- **Provide Update on Road Repair requirements proposed contracting actions that are yet to be funded**

Tennis: Jean Ehlman, Chair – SEE REPORT

Golf : Mike Gallogly– No Report, pending survey monkey results.

Nomination Committee: Kevin MacNair has agreed to take over as Chair **2021-22 Election of Officers – we received seven nominations.**

Ballots will be forwarded with the annual meeting notice. The election is being proposed to be conducted with the Annual Meeting in June or July meeting, when the 3-year term begins.

Old Business:

1. **CBTB Board Member Understanding of Responsibilities:** Recommend that all current members and candidates for future Board Positions be forwarded a copy of an understanding of Board Member Responsibilities Agreement. In addition, recommend that all newly elected Board members receive a copy along with a turnover binder when elected for reference on the execution of their duties. Recommend that Board members review on an annual basis – Deb Beutel (attached)
2. **Approve Revised Updated Board Member and Committee Member Duties.**
3. **Survey Monkey Questionnaire:** Questionnaire has been reviewed numerous times and is ready for Board Approval.
 - a. **Motion to approve: Lea Gallogly**
 - b. **2nd : Lisa Adler**
 - c. **Yes: Unanimous**
 - d. **No: N/A**
 - e. **Abstain: N/A**

-
- f. If Approved today, the link to the electronic questionnaire electronic will be emailed to all CBTB property owners that have an email address on file by 15 March. The online survey will be open for 30 days and close on 15 April
 - g. Any members that do not have an email address on file will receive a postcard with instructions for requesting a link to the online survey or requesting a paper copy to be mailed to them. In order to support the current USPS delivery timelines, we will accept mailed in copies of the paper survey for 60 days or through 15 May 2021.
 - h. We will also publicize on the CBTB Website and via signage at the Clubhouse stating that those that wish to request a paper copy survey should send their request to CBTBay@gmail.com Surveys will be anonymous.
4. **Planning for Annual Meeting and Election of Board Members** – due to current Executive Order from Governor Northam whereby it is forbidden to conduct public or private gatherings of more than 10 people indoors to 25 people outdoors during the Pandemic, it is proposed that reschedule the Annual Meeting for either June or July when gathering restrictions may be eased sufficiently to support an outside in person Annual Meeting. Link to Governor Northam’s Executive Order: [https://www.governor.virginia.gov/media/governorvirginiagov/executive-actions/EO-72-and-Order-of-Public-Health-Emergency-Nine-Common-Sense-Surge-Restrictions-Certain-Temporary-Restrictions-Due-to-Novel-Coronavirus-\(COVID-19\).pdf](https://www.governor.virginia.gov/media/governorvirginiagov/executive-actions/EO-72-and-Order-of-Public-Health-Emergency-Nine-Common-Sense-Surge-Restrictions-Certain-Temporary-Restrictions-Due-to-Novel-Coronavirus-(COVID-19).pdf)
 5. **Annual Assessments were mailed:** SENTRY Management had a miscommunication internal to their organization that failed to combine all Lot vouchers into one mailing per owner! Sentry has profusely apologized for this failure and will not bill CBTB for the mailing.
 6. **The Special Meeting Planned to offer community members an opportunity to express concerns with the Association contracting Professional Financial Services Providers originally planned for 10 April will be rescheduled to 15 May 2021, in order to ensure we can provide the required 30 days notice of the special meeting in accordance with the By Laws.** Dave Cicarelli, VP of Sentry Management will be on the ZOOM call to highlight the services provided to CBTB during the first year of their contract – Deb Beutel
 7. **With regards to HOA owned lot 7a located on Corrotoman Drive,** the association will obtain an appraisal by a licensed professional appraiser with the intent to sell the lot to the highest bidder (meeting or exceeding appraisal) and transfer net sale proceeds to the Capital Reserve fund allocated for future pool repairs, improvement and/or replacement.

New Business:

8. **RFP’s in review for management services**

Member Input: Member Input Questions for the 13 March Meeting should be sent NLT Wednesday 10 March to CBTBay@gmail.com.

Next Meeting: 24 April 2021 (will include Special Meeting immediately following the Board Meeting.)

Motion to Adjourn:

9. **Motion to approve: Don Smith**
10. **2nd : Lisa Adler**
11. **Yes: Unanimous**
12. **No: N/A**
13. **Abstain: N/A**

Board Member Terms

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Jean Ehlman (2018-21) Ian Fay (2018-2021)
Lea Gallogly (2020-2023) Sam Longstreet (2019-22)
Kevin McNair (2019-22) Cristian Shirilla (2019-22)
Don Smith (2020-2023)

Proposed Schedule of Meetings

24 April 2021

15 May 2021

Proposed Rescheduled Annual Meeting 12 June 2021

10 July 2021

14 August 2021

11 September 2021

9 October 2021

13 November 2021

11 December 2021

**Treasurers Report
24 April 2021**

Documents Attached.

- Balance Sheet
- Revenue & Expense Report
- Accounts Payable

General:

Property owners are reminded to contact Mika Abera for all inquiries- she is the CBTB Community Manager. Her phone number is (703) 642-3246 x 56507 and her email is mabera@sentrymgmt.com.

Fiscal Year 2021-2022 Amenity Payments:

Status of Payments received as of 13 April 2021

Dock: \$2,400.00
Kayak: \$75.00
Tennis: \$75.00
Pool: \$3,240.00
Combo: \$4,340.00

Total: \$10,130.00

Reminders:

- If you are selling or buying property within Corrotoman by the Bay, please remember to order your Closing Packet (for the 1st lot) and a Financial Disclosure Packet for each additional lot being sold or purchased. This ensures your name is deleted/added to the Homeowners Association records.
- The current treasurer will be stepping down effective 12 June 2021.

CORROTOMAN BY THE BAY ASSOCIATION
 B A L A N C E S H E E T
 March 2021

	OPERATING	RESERVE	TOTAL
CURRENT ASSETS			
1015 UNION BANK - CHECKING - PRIMARY	86,411.61		86,411.61
1041 CHESAPEAKE BANK - CHECKING - OPER	1,022.76		1,022.76
1057 SONABANK - SAVINGS - OPER	532.48		532.48
1067 SONABANK - SAVINGS - RESERVE		126,382.68	126,382.68
	87,966.85	126,382.68	214,349.53
ACCOUNTS RECEIVABLE			
1210 ASSESSMENTS	112,595.63		112,595.63
1240 ASSESSMENTS - MISCELLANEOUS	(140.00)		(140.00)
1250 LEGAL FEES	12,028.78		12,028.78
1280 DUE FROM OPERATING TO RESERVE		5,022.00	5,022.00
	124,484.41	5,022.00	129,506.41
PREPAID ASSETS			
1310 STATE FARM PKG INS 6/2/20-21 \$4,175.00	695.84		695.84
1316 STATE FARM UMB INS 10/15/20-21 \$332.00	166.02		166.02
	861.86	0.00	861.86
TOTAL ASSETS	213,313.12	131,404.68	344,717.80

CORROTOMAN BY THE BAY ASSOCIATION
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 MARCH 2021

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	1 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
INCOME							
OPERATING INCOME							
4020 ASSESSMENTS - ANNUAL	109,350.00	9,112.50	100,237.50	109,350.00	9,112.50	100,237.50	109,350
4060 LATE CHARGES	767.33	0.00	767.33	767.33	0.00	767.33	0
4090 FEES - DOCK/TENNIS/ETC	2,665.00	240.00	2,425.00	2,665.00	240.00	2,425.00	2,880
4190 POOL FEES	5,325.00	812.50	4,512.50	5,325.00	812.50	4,512.50	9,750
4340 INTEREST - RESERVES	0.00	8.37	- 8.37	0.00	8.37	- 8.37	100
4970	118,107.33	10,173.37	107,933.96	118,107.33	10,173.37	107,933.96	122,080
4980 TOTAL INCOME	118,107.33	10,173.37	107,933.96	118,107.33	10,173.37	107,933.96	122,080
EXPENSES							
GROUND MAINTENANCE							
6302 ROAD REPAIRS	63.27	83.37	- 20.10	63.27	83.37	- 20.10	1,000
6510 DOCK MAINTENANCE	0.00	94.12	- 94.12	0.00	94.12	- 94.12	1,129
6580 REPAIR/MAINTENANCE -GENERAL	0.00	361.94	-361.94	0.00	361.94	-361.94	4,343
6599	63.27	539.43	-476.16	63.27	539.43	-476.16	6,473
CONTRACTS							
6901 GROUND MAINTENANCE	2,200.00	1,549.88	650.12	2,200.00	1,549.88	650.12	18,599

CORROTOMAN BY THE BAY ASSOCIATION
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 MARCH 2021

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	1 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
6937 POOL OPERATIONS	0.00	630.20	-630.20	0.00	630.20	-630.20	7,562
6999	2,200.00	2,180.08	19.92	2,200.00	2,180.08	19.92	26,161
POOL/CLUBHOUSE EXPENSE							
7311 INTERNET	0.00	17.50	- 17.50	0.00	17.50	- 17.50	210
7899	0.00	17.50	- 17.50	0.00	17.50	- 17.50	210
UTILITIES							
7910 ELECTRIC	114.25	229.13	-114.88	114.25	229.13	-114.88	2,750
7920 WATER/SEWER	0.00	112.50	-112.50	0.00	112.50	-112.50	1,350
7945 INTERNET SERVICE	0.00	110.98	-110.98	0.00	110.98	-110.98	1,331
7960 GAS/FUELS	0.00	91.57	- 91.57	0.00	91.57	- 91.57	1,098
7999	114.25	544.18	-429.93	114.25	544.18	-429.93	6,530
ADMINISTRATIVE							
8013 PAYROLL TAXES	59.00	0.00	59.00	59.00	0.00	59.00	0
8020 MANAGEMENT FEE	1,100.00	1,100.00	0.00	1,100.00	1,100.00	0.00	13,200
8040 POSTAGE	37.74	207.62	-169.88	37.74	207.62	-169.88	2,491
8060 COPIES/PRINTING/SUPPLIES	208.25	340.00	-131.75	208.25	340.00	-131.75	4,080
8063 CLUBHOUSE & OFFICE SUPPLIES	0.00	36.92	- 36.92	0.00	36.92	- 36.92	442

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 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 MARCH 2021

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	1 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
8080 CPA SERVICES	0.00	129.13	-129.13	0.00	129.13	-129.13	1,550
8100 LEGAL EXPENSE	820.00	439.55	380.45	820.00	439.55	380.45	5,274
8106 LEGAL EXPENSE - COLLECTIONS	0.00	352.96	-352.96	0.00	352.96	-352.96	4,235
8120 INSURANCE	375.59	375.00	0.59	375.59	375.00	0.59	4,500
8143 PERMITS/LICENSES	0.00	15.00	- 15.00	0.00	15.00	- 15.00	180
8310 CLOSING FEES	234.76	0.00	234.76	234.76	0.00	234.76	0
8341 MISCELLANEOUS OPERATING	0.00	16.57	- 16.57	0.00	16.57	- 16.57	199
8479	2,835.34	3,012.75	-177.41	2,835.34	3,012.75	-177.41	36,153
RESTRICTED TRANSFERS TO RESERVES							
9171 POOLED RESERVES	3,498.50	3,498.50	0.00	3,498.50	3,498.50	0.00	41,982
9299	3,498.50	3,498.50	0.00	3,498.50	3,498.50	0.00	41,982
9980 TOTAL EXPENSES	8,711.36	9,792.44	-1,081.08	8,711.36	9,792.44	-1,081.08	117,510
9990 GAIN (LOSS)	109,395.97	380.93	(109,015.04)	109,395.97	380.93	(109,015.04)	4,569

*** ACCOUNTS PAYABLE REPORT *** 055300 CORROTOMAN BY THE BAY ASSOCIATION

VDR#	NAME	BALANCE	0-30	30-60	FOR 03/2021 60-90	OVR90
11F07E	NORTHERN NECK ELECTRIC COOPERA	-114.25	-114.25	0.00	0.00	0.00
51ED1F	DANNY CARLSON INC	-2,200.00	-2,200.00	0.00	0.00	0.00
80E170	GORDON REES SCULLY MANSUKHANI	-820.00	-820.00	0.00	0.00	0.00
TOTALS >>>>		-3,134.25	-3,134.25	0.00	0.00	0.00

Architecture Committee Report:

Two actions this month. Approved a screen porch and carport for lot #100 and a greenhouse and fence for lots #407 & #408.
Kevin

Pool Committee Report:

May 15 we will give Keys to pool registrants at the clubhouse area from 10-12.

Training for pool volunteers will take place the same day starting at 10 am at the pool.

Pool still opening May 21st.

Need help pulling out the pool furniture on May 15. Please show up at the pool area at 10 if you can help.

Respectfully Submitted,
Lisa Adler

Tennis/Pickleball Committee Report:

A date will be announced soon for the Pickleball clinic in late May/ early June. Inviting CBTB Property owners to attend the clinic at the courts.

E-mail Me at JEhNorNeck@aol.com if you are interested in attending the pickleball clinic.

Dock Committee report

Eco Construction will begin dredging, bulkhead repairs and parking expansion the week of April 26, 2021. It is scheduled to be completed prior to May 7.

The ramp and parking will be closed during the work periods. The ramp will be open on weekends, however parking will be limited and there may not be room to turn around with a boat trailer in the parking lot during this time. Residents should check the lot and ramp for access and space prior to entry and proceeding down the hill during the weekends. Residents are asked not to enter the ramp area during active work periods and should be aware of trucks and equipment on Marina and Dock roads.

The first 4 slips of the dock (2 on both sides of dock nearest shore) should also be left vacant by slip holders during this time to allow room for the dredge barge.