

CORROTOMAN-BY-THE-BAY
BOARD MEETING MINUTES
8:00 A.M., SATURDAY, AUGUST 9, 2014

Call to Order (Start time 8:00 A.M.)

Establishment of quorum

Board Attendees: Judy Atlas (phone), Robert Bennett, Roger Failmezger, Barry Jackson (phone), Will Linne, Maria Merkowitz, Chris Naumann, Beverly Saunders.

Board Absentees: Steve Fuller

Community Members Present (others may have been present but did not sign in): Neal Garner, Jean Ehlman, Tara Linne. Community members commented throughout the meeting.

Executive Session: President called an executive session.

Board Meeting was called back to order by Will Linne.

Sign: Will Linne encouraged people to send in their ideas regarding the signage for the community.

Motion: Hire Old Orchard (Sammy George) to replace two exterior doors at CBTB Clubhouse for \$2900. (Project includes widening the front door to meet Federal American Disabilities Act requirements).

Made by: Roger Failmezger.

Second: Beverly Saunders.

In Favor: unanimous.

Amenities Access & Guest Definition was discussed and clarified that CBTB property owners who have outstanding balances are not permitted to use the amenities as guests of members in good standing.

Secretary's Report given by Robert Bennett.

Discussion was held that the minutes are in the standard format recommended by our attorney and reflect the actions of the board.

Motion: Approve July 12, 2014 Board Meeting Minutes.

Made by: Roger Failmezger.

Second: Beverly Saunders.

In Favor: unanimous.

Treasurer's Report. There was no Treasurer's report.

Will Linne stated that he is working with the accountant to create financial reports to meet the needs of the association.

Committee Reports

Capital Reserve Report given by Will Linne.

The committee recommendation is to increase dues to \$120 per lot per year, plus 3% annual increase for operations, maintenance, and reserves.

Communications Report no report given.

Roads and Grounds Report given by Robert Bennett

1. Repairs will be made to East Highview Drive.
2. Discussion was held on the mowing of CBTB property.

Motion: Mow the CBTB circle every 10 days for the remainder of the season.

Made by: Roger Failmezger.

Second: Beverly Saunders.

In Favor: unanimous

Pool Report given by Will Linne.

Discussion was held about:

1. Linne is working with Sevarg Pools to complete repairs that are still needed.
2. Sevarg Pools to credit CBTB \$1400 for chemicals that had to be used while the ionization system was not operating properly
3. Hiring a pool company for maintenance next year.
4. A new checklist of duties for attendants.
5. Access control to pool.
6. Assignment of a board member to oversee all pool operations.
7. Trespassers.

Motion: Close the pool September 14, 2014.

Made by: Roger Failmezger.

Second: Robert Bennett.

In Favor: unanimous

Architectural Report given by Roger Failmezger.

Two complaints have been received:

1. House with odor emitting from septic tank at the end of East Landsend. Beverly Saunders will contact District 1 Supervisor Butch Jenkins.
2. House with high grass. Owners will be contacted.

Dock Report given by Barry Jackson.

1. The fire department is checking the hydrant to pump water from the river in case of fire.
2. The volunteer who mows around the dock area is no longer doing that so we will need to pay Wellford Stevens to include that in the other mowing of CBTB facilities that he does.
3. Three more keys to the dock gate have been given to property owners.

Tennis and Golf Report given by Roger Failmezger.

1. Roger Failmezger will hire a surveyor to determine elevations.
2. Robert Bennett will review a survey done by Mel Ransome.

Hospitality Report given by Will Linne.

Reminder of the

1. August 9 (tonight) Appy Hour
2. August 31 outdoor movie night

Old Business

No reports

New Business

No new business.

Will Linne reminded everyone that the next board meetings are at the CBTB Clubhouse, 8 a.m., Saturday:

September 13, 2014

October 18, 2014

November 15, 2014

December 13, 2014

January 10, 2015

February 14, 2015

March 14, 2015

April 11, 2015

Adjournment

Motion: Adjourn.

Made by: Maria Merkowitz.

Second: Roger Failmezger.

In Favor: unanimous.

Meeting was adjourned at 10:00 A.M.

Minutes by Robert Bennett, August 10, 2014