

CORROTOMAN-BY-THE BAY ASSOCIATION, INC.
August 11, 2018, 2018 Board Meeting Minutes

The President, and Deb Beutel called the meeting to order at 9:04am

BOARD ATTENDEES: Deb Beutel, Robert Bennett, Rebecca Nelson, Cristian Shirilla, Sam Longstreet, Jean Ehlman

COMMUNITY MEMBERS PRESENT: James Allen, Bill Ehlman, Tara Linne, Cathy & Bob Ellis

ANNOUNCEMENTS: Pickleball clinic is scheduled for this afternoon

MEMBER INPUT SESSION: JJ provided some options for new stackable chairs for the clubhouse

SECRETARY'S REPORT: Motion to approve the minutes from July. Christian Seconded. Motion was passed. Minutes need to be sent to the CBTBay@gmail

TREASURER'S REPORT:

- Sam Longstreet provided an update that as of 7/31/2018, operating budget has \$85,605, we look to be a little shorter than normal. Unusual expenses include the pool repair. We will continue to have expenses to fix the leaks. We have spent \$3,562 on the Corrotoman extended work. Additional expenses come from the operating expenditure budget if we exceed that amount we will use the reserve account. We look to be over \$7,000 spent compared to last year and last year we came in over budget. Sam to look into the pool income received versus the expenses. Reserve account has \$57,907. Motion to approve, Jean Seconded. Motion was passed.

COMMITTEE REPORTS:

ARCHITECTURAL REVIEW: No Report

CAPITAL RESERVE: Jean reported \$57,907 in the account.

COLLECTIONS:

- Bill updated the board; two accounts are in foreclosure. One account we were paid the money owed. We collected \$1,297 dollars; however, this process is very long. We have a new attorney working on our behalf and that attorney will work on updated judgments etc. Demand letters will be sent to those who are delinquent with this year's dues, this amount is about \$12,000. Amounts prior to 2017, \$16,688 unpaid balances, \$2,860 for FY 2017 unpaid balances only; and \$15,579 for all outstanding FY 2018 dues.

COMMUNICATIONS:

- Newsletter we need to make a decision and Tara needs the articles by Tuesday. Remind people who to call for items floating in the water. We need to remind everyone of the VMRC rules and regulations.

DOCK: No Report

FINANCE: No Report

HOSPITALITY:

- Tara updated the committee, next event next Saturday a kayak trip to Yankee Point. Labor day picnic on Sunday, money is due on August 19, 2018, money is due to Bonnie Hunt amount owed is \$5.00. We should look into a photo contest and update the pictures in the clubhouse.

POOL:

- We need to continue to discuss ongoing maintenance. JJ had indicated this is his last year maintaining the pool.

ROADS AND GROUNDS:

- We will need gravel on Pine lane and to trim back some bushes. On the entrance onto Corrotoman we need the bushes trimmed, JJ to look into it.

TENNIS, PICKLEBALL AND GOLF:

- Jean updated the committee we have a group training session today at Indian Creek Country Club. Repairs are needed and are under warranty; the repairs are set for September. Jean thanked JJ for keeping the courts clean.

NEW BUSINESS:

- Memorial Day Social Event- we need a new social chair

OLD BUSINESS:

- Corrotoman Extended: Robert provides a copy of the updated report and surveys. In the June meeting we received a copy of the draft plan which was shared with the property owners. We received feedback and modified the plan. Warren indicated a pipe was not showing on the plan and the plan has been modified. The proposal is reasonable and considered the least cost effective approach to cure our erosion issues. Robert to look into bids to complete the work. Motion to approve the plan, Christian seconded, motion approved.
- Virginia Leak Detection Company Report for the Pool: Deb to share the report with the pool committee and look for a chair. Once we have a chair we will look for the committee to come to the board with recommendations and ongoing maintenance. The committee also needs to address the status of the diving board.

Meeting adjourned at 10:20 am