

Corrotoman By The Bay, Inc.  
Minutes of June 11, 2016 Board Meeting

Board Members Present: James Allen, Robert Bennett, Rocky Boykin, Jean Ehlman, Roger Failmezger (via telephone), Bruce Lindeman, Sam Longstreet, and Susie Pierce

Community Members present: Neal Garner, Brandon Williston, Ken McShea, Bill Ehlman, Barry Jackson, and Kathy Craven

Robert Bennett opened the meeting at 9:00 a.m.

MEMBER INPUT SESSION:

Questions asked were:

- Outdoor shower by the pool — Are there any plans for it to be fixed? Robert/James replied that yes, it is being addressed.
- Is the Board exploring a dues increase? Robert explained that yes, it is but that the process is a long one and the cycle time required to communicate out the desire/reasons for requesting a dues increase take time. More on this as we move through the cycle.
- How will we monitor usage of the tennis courts once complete to assure only folks who are allowed to use them have access? Jean explained that this has not yet been addressed but will before the courts are complete and ready for use.
- What is the Board doing about people jumping the pool fence or otherwise gaining entry to the pool when they are not allowed? Robert, James, and Bruce explained that the latest issue was addressed. The county sheriff was called and asked the resident to leave the pool, which he did. Robert then explained that the Board is in the process of addressing this issue through the formal CBTB process described in the by-laws.

SECRETARY'S REPORT: Sam moved that the minutes of the April 9 board meeting be approved, Susie seconded, all approved.

TREASURER'S REPORT: Sam requested that the treasurer's report not be approved, until an issue with the "Repair & Maintenance" formula was researched and fixed.

ARCHITECTURAL REPORT: No requests were made.

CAPITAL RESERVE: No report

COLLECTIONS:: Bill Ehlman read the attached "Collection Committee Report — Saturday, June 11, 2016"

COMMUNICATIONS: No report.

DOCK REPORT: Rocky said that 8 of 10 slips and 3 of 6 kayak spaces on the kayak rack were rented for the season.

SOCIAL COMMITTEE: Susie Pierce announced that the Memorial Day community event was a success; 50+ people attended and that there was a surplus of monies paid. That surplus will be put towards a similar event for the July 4 weekend (to be held, weather permitting, on Sunday, July 3rd).

POOL: James reported that there was a crack in the pool that a community member, who is a diver, repaired for us. Several people stated how good the pool/water looked this year.

ROADS: James reported that the road at Corrotoman and Meadowview needed to be repaired but that the state has lent out the equipment needed to do so to another jurisdiction. As soon as they can, the state will fix it.

TENNIS & GOLF COMMITTEE: Jean Ehlman reported that the construction has begun. The old courts were removed, and a new base is being installed. There was an unknown amount of clay soil that the contractor needed to remove that wasn't planned on but that kept water from draining properly. The contractor had removed that clay soil and is replacing it with a more suitable substrate to allow proper drainage.

OLD BUSINESS: None.

NEW BUSINESS: Jean moved to modify the CBTB Collections Policy per Bill Ehlman's report (which follows these notes). The motion was to:

Modify the CBTB collection's policy under 3. Payment Plan, g. A CBTB Association administrative fee will be charged for the following actions:

- \$25 for filing a Memorandum of Lien
- \$40 for Filing a Warrant in Debt

Susie seconded, all approved.

Sam Longstreet moved for adjournment. Jean seconded. All approved.

## **Corrotoman By The Bay Association Board of Directors Meeting:**

### **Collection Committee Report - Saturday, June 11, 2016**

2015 - Approximately \$16,000 remains in the collection process.

Of the 6 payment plans that were set up - 3 property owners paid off and 3 continues to pay and are current.

Now all amounts due from 2015 and 2016 are included in outstanding amounts:

83 of 302 CBTB Association property owners or 27% have outstanding balances.

\$48,549 is outstanding:

\$32,367 from 2016 assessments (annual & special) - 22% of CBTB property owners

\$16, 181 from 2015 assessments (2014 assessments and before)

20 collection letters have been sent to date and the remainder are planned to be sent in the next two weeks.

Bill Ehlman

Collections Chair - CBTB Association, Inc.