
Corrotoman-By-The Bay Association, Inc.

Board of Directors Meeting Minutes

7:00 pm, Thursday June, 5, 2025

Call to Order the May BOD meeting: **Cristian Shirilla President:** Called meeting to order at 7:01 pm
Board Members present: Deb Beutel, Ken Beutel, Don Smith and Claire Smith. Present via ZOOM: Cristian Shirilla, Matt Crabbe, Craig Adler and Sam Longstreet.

Secretary's Report: **Deb Beutel** – Presented minutes of May 3rd, Regular Board Meeting for approval. Motion was made by Deb Beutel to approve the minutes amended with listing of Board Members present at subject meeting, motion was seconded by Cristian Shirilla. It was unanimously approved.

Treasurer's Report: **Claire Smith** – No report.

Vice President's Report: **Nick Klaiber** – No report.

Committee Reports that were submitted are attached to this agenda

Architectural Review Committee Chair: **Sam Longstreet** - Committee Members: Nick Klaiber, Deb Beutel. No report.

Collections Committee Chair: **Deb Beutel**- Committee Members: Ed Krill, Claire Smith, Sam Longstreet No report.

Communications Committee Chair: **Tara Linne** No Report.

Dock Committee Dock Master: **Don Smith** - Asst Dock Master Mike Arthur
See report concerning parking lot.

Finance Committee Chair: **Craig Adler**- Committee Members: Bill Ehlman, Ken Beutel, Scott Kellum, Lisa Adler, Beth Arthur and Claire Smith. See report.

Capital Reserve sub-committee Chair: **Ken Beutel** – Committee Members; Deb Beutel, Claire Smith, Don Smith, Scott Kellum, Lisa Adler, Craig Ader and Maria Merkowitz. See updated recommendations regarding Pool Construction Loan Process

Golf Committee Chair: **Jean Ehlman**- Landon and Parker Shirilla, Penny Davenport, David Hamer No report.

Pool Committee Chair: **Ken Beutel**- Committee members: Bill Ehlman, Maria Merkowitz, Barry Jackson, Craig Adler, Deb Beutel, Lisa Adler, Nick Klaiber, Carl Failmezger, Cristian Shirilla, Don Smith. See report.

Roads Committee Chair: **Don Smith**- Committee members: NEED VOLUNTEERS.
No report.

Grounds Committee Chair: **Don Smith** - NEED VOLUNTEERS. No report.

Social Committee Chairs: **Alisson Klaiber**- Committee members: Kristy Shirilla, Lisa McNair, Hope Crabbe, Debbie Snellings, Susie Berry, Deb Beutel. No report.

Tennis Committee Chair: Jean Ehlman Committee member Glenn Bryant. No report.

Volunteer Legal Committee Chair: Ed Krill - No report.

Special Committees:

Documentation Rewrite Committee Chair: Kathy Craven- Committee members, Jean Ehlman, Bob Burrus, Carol Greenwalt, Travis Gibbons and Ed Krill. No report.

“Friends of CBTB” Fundraising Committee No report.

Old Business:

New Business:

1. **Board of Director’s to discuss completion of details in support of the pool construction loan and a proposed increase in the ceiling of the construction loan for the new pool project. Please note that the total cost of the pool has not increased—this adjustment is solely intended to ensure flexibility in funding other essential capital reserve projects, such as road repaving.**

Updated Draft Board Motion:

I move that the Board of Directors approve increasing the pursuit of a commercial loan from the previously approved not to exceed amount of \$302,000 to \$350,000. This increase is to fund any unforeseen cost overruns of the pool construction project and/or to fund other necessary CBTB capital reserve projects (primarily roads). The terms of the loan have not changed and will be a 6–12-month construction interest-only loan and will convert to a permanent loan with a 15-year amortization with interest rates adjusting every 5 years.

The Board acknowledges that the President is authorized to sign all necessary contracts and financial agreements related to this effort. This motion affirms the Board’s commitment to ensuring the successful completion of the project in alignment with community needs and fiscal responsibility. Any additional funds to be secured via subject loan that are not used for the pool construction project and might be used for other projects, require a new Approval by the Board of Directors.

Motion Made by Craig Adler, seconded by Don Smith. Unanimously approved.

2. **Roads and Grounds Chair, Don Smith brought an issue to the Board of Directors regarding the recent repairs to Bulkhead and the need for additional dirt, grading and seed.**
Ken Beutel made a motion to authorize the Dock Chair to have additional topsoil delivered and leveled in front of the bulkhead area at NTE \$2,000.00. Seconded by Claire Smith. Unanimously approved.
3. Minutes for this additional meeting were prepared and reviewed during the same session on June 5th, 2025. A motion was made by Craig Adler, seconded by Ken Beutel to approve the June 5th Meeting Minutes. Unanimously approved.

Member Input: None

Announcements from Board: None

Next Meeting: Saturday, July 12th 2025, 9am

Motion to adjourn Board meeting: Motion made to adjourn meeting at 7: 50 PM by Claire Smith, seconded by Matt Crabbe. Unanimously approved.

Board Member Terms

Craig Adler (2024-2027)	Deb Beutel (2023-2026)
Ken Beutel (2024-2027)	Matt Crabbe (2024-2027)
Nick Klaiber (2023-2026)	Sam Longstreet (2025-2028)
Cristian Shirilla (2025-2028)	Claire Smith (2023-2026)
Don Smith (2025-2028)	

SCHEDULE OF MEETINGS

Saturday, July 12th ,9am
Saturday, September 13th , 9am
Saturday, November 8th , 9am
Saturday, January 10th , 2026 9am