

CORROTOMAN-BY-THE-BAY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
Minutes of December 10, 2016

BOARD OF DIRECTORS PRESENT: James Allen, Robert Bennett, Jean Ehlman, Roger Failmezger (by phone), Sam Longstreet, Susie Pierce, Cristian Shirilla.

COMMUNITY MEMBERS PRESENT: Mike Arenson, Jeff & Kathy Craven, Tara Linne, Don Smith, Mat Crabbe, and Bill Ehlman.

At 9:00 A.M. the President, Robert Bennett, called the meeting to order.

BOARD ANNOUNCEMENTS:

1. CBTB's annual Christmas Party: Potluck at the clubhouse today at 5:30 PM.
2. Water rate increase: CBTB Association in participation with other communities was able to convince the Hearing Officer of the State Corporation Commission (SCC) to reduce the request by Virginia American Water from 19% rate increase to about 12%. The SCC will make the final decision on the amount of increase.
3. Annual Property Assessment Voting: The letter, proxy and newsletter were mailed and posted on the website for the Special Meeting to be held January 14, 2017. The purpose, as posted on the website, is to amend the Association's Declaration to increase the annual property assessment from \$80 to \$180 per lot.
4. Riparian Rights: Thanked all who assisted Virginia Marine Resources Commission with surveying and harvesting bamboo for the Riparian Rights survey.

MEMBER INPUT:

1. Don Smith suggested Members using the tennis courts pay a fee similar to the fee for the swimming pool.
2. Tara Linne recommended purchasing an Automated External Defibrillator (AED) for the Club House and have Red Cross provide training. She will take responsibility for organizing fundraisers.
3. Carl Failmezger recommended clarification that the increase in annual dues is an amendment to the Declaration.

SECRETARY'S REPORT: Minutes were emailed and hard copies provided.

MOTION: J. J. Allen made a motion to accept Minutes of November 12, 2016 Special Meeting and Board meeting. Susie Pierce seconded.

VOTE: Approved unanimously.

TREASURER'S REPORT: Sam Longstreet gave an overview of the treasurer's report.

MOTION: Susie Pierce made the motion to accept the treasurer's report. Cristian Shirilla seconded.

VOTE: Approved unanimously.

COMMITTEE REPORTS:

ARCHITECTURAL REVIEW:

J. J. Allen received a request from Gary Oliver to install a shed. Oliver's plans were in accordance with CBTB's regulations and approved by Mr. Allen.

CAPITAL RESERVE: No Report.

COLLECTIONS: Bill Ehlman reported that there is \$25,000 due the Association from delinquent property assessments. This is down from \$60,000 due to successful collection efforts.

COMMUNICATIONS: Vote to increase annual property assessment proxy with letter and newsletter were mailed and posted on website. Received 3 new e-mail addresses.

DOCK: No report.

FINANCE COMMITTEE: No report.

HOSPITALITY: CBTB Holiday Party will be held at 5:30 p.m. on Saturday, December 10, 2016, at the Club House. Please bring a covered dish to share. Also bring a donation of non-perishable food for the River Road Food Bank.

NOMINATING COMMITTEE: Committee canvassing members to run for 2017 election.

 Maria Merkowitz submitted her resume to be considered for one of the vacancies for the remaining of this year.

MOTION: Sam Longstreet made the motion to accept her nomination. No second.

VOTE: No vote because of no second.

POOL: No report.

ROADS and GROUNDS: No report.

TENNIS & GOLF:

 Jean Ehlman has placed the pickleball equipment, paddles, balls, and baskets from the deck box on the tennis/pickleball courts for the winter in Karen Rosenfeld's home. She will return the equipment to the deck box in March. Contact Karen if you need to use the equipment before March.

OLD BUSINESS: No old business.

NEW BUSINESS:

 MOTION: Jean Ehlman made the motion to approve Gary Oliver's shed request as approved by the CBTB architectural review committee. Susie Pierce seconded.

 VOTE: Approved. Sam Longstreet abstained.

Cristian Shirilla to work with Bill Ehlman to investigate special fees for use of community facilities.

ADJOURNMENT:

 MOTION: Jean Ehlman made the motion to adjourn. J. J. Allen seconded.

 VOTE: Approved unanimously.