

CORROTOMAN-BY-THE-BAY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
Minutes of October 8, 2016

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

COMMUNITY MEMBERS PRESENT: Bill Ehlman, Neal Garner, Craig Adler, Fred Olsen, Ed Krill, Tara Linne, Neil & Debbie Snelling, Ellen Huddy, Catherine Bennett, Arlene Cooper, Maria Merkowitz, Ed Krill.

At 8 A.M. The President, Robert Bennett, called the meeting to order and immediately went into executive session to discuss legal and collection issues.

At 9 A.M. Bennett reconvened the Board meeting and

1) Summarized the status of collections and CBTB trials as follows: On October 3, 2016, the Circuit Court of Lancaster County ruled that in November 2013, CBTB Association properly levied a special assessment pursuant to Virginia Code Section 55-514, and the defendant failed to pay that special assessment and the defendant failed to pay to the Association his annual assessments due in 2013, 2014, and 2015.

2) Thanked Mark Hill for his donation to the Ping Pong Table.

3) Announced that the Finance Committee report would come later in the meeting.

MEMBER INPUT:

Neal Garner asked if CBTB got all the fees owed from the two individuals that we took to Court? Bill Ehlman responded that one individual settled prior to the court date to avoid a trial and the settlement is confidential. Bennett already summarized the trial. One Board member stated that he did not agree that the individual's settlement should have been approved without all the Board members having an opportunity to vote on the settlement. The President said the time constraints were such that a decision had to be made in a timely order to meet the time frame the lawyer needed to notify the people who were to testify and eliminate extra legal fees. The Judge ruled that the other individual had to pay the Association what was owed plus court related expenses. Ed Krill, who said he has been an attorney for 50 years, thanked the community for the settlement, adding we cannot ruin the community with legal expenses. Sam Longstreet said that our cash for the remainder of the fiscal year is \$27,315. Mr. Krill asked if we have any other outstanding expenses. Sam Longstreet said as of now some road repair and normal operating expenses.

SECRETARY'S REPORT: Report was emailed and hard copies provided.

MOTION: J. J. Allen made a motion to accept Minutes. Susie Pierce seconded.

VOTE: Approved unanimously.

TREASURER'S REPORT: Sam Longstreet gave an overview (attached) – Total cash available \$27,315.

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

VOTE: Approved unanimously.

COMMITTEE REPORTS:

ARCHITECTURAL REVIEW: No new Report.

CAPITAL RESERVE: No Report.

COLLECTIONS: Bill Ehlman –

\$29,000 is currently outstanding. \$30,139 as of September meeting. \$1,139 collected.

HOSPITALITY: CBTB Holiday Party will be held on Saturday, December 10, 2016.

ROADS and GROUNDS:

James Allen waiting to hear from contractor for work to be done on East Highview Drive.

TENNIS & GOLF: Jean Ehlman reported two pickleball clinics held with 22 property owners participating. Sold 24 keys to the courts. 39 property owners and 24 families signed up to play tennis and pickleball.

OLD BUSINESS: No old business.

NEW BUSINESS:

Bill Ehlman (chair) gave the Finance Committee Report (copy on CBTB web site). Members of the committee are Bill Ehlman, Craig Adler, Neal Garner, Rebecca Nelson, Vicki Bartlett, CPA, and ex-officio members Sam Longstreet (Treasurer) and Cristian Shirilla (board member). This committee was approved at the August Board meeting. The Committee recommends the annual per lot assessment be increased to \$180 effective March 2017.

Notification with Proxy, additional information and newsletter will be sent out next week to all property owners of a special meeting to be held on November 19, 2016 to vote on the increase of annual assessment to \$180 per lot effective March 2017. If necessary additional notifications and meetings will be held to ensure that all procedures are properly followed.

COMMENTS FROM MEMBERS:

Cristian Shirilla – Does this amount include inflation?

Fred Olsen – Glad to see this action, always believed it should be at least \$200 per lot.

Tara Linne – Has consideration been given to establishing a monthly payment plan.

J. J. Allen – If so, should be no less than \$25 per month.

Miscellaneous comments: Not included in this amount are expenses such as a property/association manager, unexpected expenses, and pool attendants.

Robert Bennett requested that if anyone wanted to look at the newsletter and make comments to enclosures for the mailing they should get back to him no later than Monday. If we are to meet all the deadlines for raising the dues, the notification and newsletter must go out next week.

MOTION: Jean Ehlman made the motion to accept the Finance Committee Report's recommendation to increase the annual assessment to \$180 per lot effective March 2017 subject to a vote by the membership. Sam Longstreet seconded.

VOTE: Approved unanimously.

MOTION: Cristian Shirilla made the motion to approve the legal settlement with Carl Failmezger. J. J. Allen seconded.

VOTE: Approved unanimously with one in opposition (Rocky Boykin)

MOTION: Jean Ehlman made the motion to adjourn. Cristian Shirilla seconded.

VOTE: Approved unanimously.