

**May's Point Waterfront Community Association**  
**Board Meeting**  
**December 18, 2024**

Call to order by Frank Bisceglie, President 7:02 pm

Roll Call: Frank Bisceglie

- Members Present: Frank Bisceglie (President), Mike Hart (Treasurer), Jeff Hanson (Vice President), Jack Geil, Jeanine Chamoun, Ro Kekelis, Jim Pascucci

Approval of Minutes:

- Mike Hart made a motion to waive the reading of the 07/18/2024 meeting minutes, Ro Kekelis 2<sup>nd</sup> the motion.

Committee Reports:

- Treasurers Report
  - o Mike Hart reviewed the Treasurers Report and the 2024 YTD Budget both dated 12/18/24
    - Treasury Report questions: None by the Board or homeowners.
    - 2024 YTD Budget questions: None by the Board, homeowner Tom Weston asked how much the HOA incurred on lot 75. Answer: The biggest expense was clearing of the lot at \$3500.00
  - o Mike Hart reviewed the 2025 Draft Budget
  - o 2025 Budget questions: Ro Kekelis questioned the reserve line item and if that would be permanent. There was some discussion on reserve line items and future budgets. Reserves will be separated out by line item once the budget is complete.
  - o Mike asked for a motion to approve the 2025 Budget. Ro Kekelis made a motion to approve the budget and Frank Bisceglie 2<sup>nd</sup> the motion.
  - o Budget is approved and will be sent to membership along with the dues notices. Meeting minutes will also go out, once approved, and will be posted to the Mays Point HOA website.
- ARC New Building Status
  - o Jeanine Chamoun reviewed the current building status in the neighborhood as well as the speed limit and caution signs. Germantown to meet on the topic shortly. Ro Kekelis offered to take over the project moving forward.

Old Business:

- Frank Bisceglie gave a synopsis of the status of Lot 75 including the court order status and liens in place.
  - o Lot is cleared
  - o Final costs have been recorded and will be recovered once the land is sold. The total lien amount is between \$12,000.00 and \$13,000.00
  - o Lot is on the market

- Doug Bellm asked about salvage value of materials left on the lot. Per Frank Bisceglie, two separate contractors reviewed the materials and deemed them to be of no salvage value due to moisture exposure.
- Mike Hart reviewed dredging status.
  - Will contact the engineer and get the plan study started.

#### New Business

- Formation of dredging/weed control committee
  - Frank will ask membership who may be interested in joining this committee
- Short term rental units
  - Unit owner contact information
    - Frank will contact all known owners of rental units and ask for contact information in the event other owners encounter a problem with a renter and need to contact the owner.
    - All owner contact information, rentals and non-rentals, possible in the future.

#### Announcements/Comments

- Open Discussion
  - Mike Hart asked when boat slip emails will go out.
    - Emails will go out 1/1/25.
  - Trash container locations
    - The ARC Committee will send out notices with pictures to all homeowners with trash cans or dumpsters in view of the road with instructions to move or conceal them.