

Corrotoman-By-The Bay Association, Inc.

Board of Directors Meeting Minutes

9:00 a.m., Saturday, July 8, 2017

Members Present: Mike Arenson, Kathy Craven, Cathy Ellis, Rocky Boykin, Frederick Olsen, Bill Ehlman, Beverly Saunders, Bill Saunders, Barry Jackson, Bonnie Hunt

Board Members Present: Robert Bennett, J. J. Allen, Sam Longstreet, Susan Lindeman, Deb Beutel, Rebecca Nelson, Susie Pierce, Jean Ehlman Absent: Christian Shirilla

Board of Directors Meeting called to order by Deb Beutel, President, at 9:03 AM.

BOARD ANNOUNCEMENTS:

Deb Beutel kicked off the meeting with the following:

1. Announcing the agenda
2. Highlighting new board members (Deb, Susan, and Rebecca), and discussing the voting process and an inquiry from a member on the results which we will discuss further in new business.
3. Rebecca and Susan took the opportunity to share some personnel details about themselves and their families

MEMBER INPUT:

No questions were asked of the board

SECRETARY'S REPORT:

MOTION: Rebecca Nelson made the motion to approve the minutes for the April 8, 2017 Board Meeting that were sent to Board members, motion seconded,

VOTE: Approved unanimously.

TREASURER'S REPORT:

Sam Longstreet reported no significant expenditures this month. 77 percent of annual assessments received.

MOTION: made the motion to accept the Treasurer's Report and seconded,

VOTE: Approved unanimously.

COMMITTEE REPORTS:

ARCHITECTURAL REVIEW:

J. J. Allen reported no applications received.

CAPITAL RESERVE:

Jean Ehlman reported \$37,087 allocated and currently kept in a savings account. Sam to look into a possible CD to earn more interest.

COLLECTIONS:

Bill Ehlman reported Collections Committee will continue to take actions to collect judgments and past due accounts. Approximately \$45,000 is outstanding; the 2017 annual assessment is approximately \$24,000 that has not been paid. \$21,000 is still outstanding from prior year's assessments. Six property owners are on payment plans. Some liens have been levied. One member has a large amount

past due, member did not appear at the last court date, next court date is later this month.

COMMUNICATIONS:

Tara reminded everyone of the directory and the form that is needed to be completed. Directory will include lot and address and will be used internally not to be shared with outside interests. We are trying to go paperless on as much communication as possible to save money. Additionally we need to promote pay pal to pay the annual dues. Deb included PayPal is a good option for social events. Sales from t-shirts and koozies will go towards updating the décor in the club house. 125 Gmail members and 70 Facebook members.

DOCK:

Rocky Boykin reported that 10 boat slips and 4 kayak spaces have been rented for the 2017 season. We may need to look into an additional kayak rack. Rocky noted a potential issue with members giving the key to friends and he reminded everyone no overnight parking. Board to look into the bylaws regarding the usage of the key. Rocky recommended posting some signage about the dock area.

FINANCE COMMITTEE:

Plan for a 15% delinquency rate- currently 22%.

HOSPITALITY:

Susie Pierce reported there was not a big 4th of July celebration since we will have a big 50th celebration. Deb highlighted the big event planned and highlighted private donations were received for entertainment.

NOMINATING COMMITTEE:

No report.

POOL :

J.J. Allen reported that we may have leak that needs to be investigated. We need to see what if an warranty is with the pool.

ROADS & GROUNDS:

J. J. Allen reported some trees were trimmed on Pine Lane. Jean thanked J.J. for reaching out and getting the fallen tree on the West High View property taken care of.

TENNIS & GOLF:

Jean Ehlman reported 44 families have purchased court keys. Pickleball lines were corrected on the courts at no cost as it was within the warranty. Reminder of the pickleball contest and "Closest to the Hole" golf contest for today's 50th anniversary activities.

OLD BUSINESS:

Election results- Deb Beutel The statistical analysis of the ballots cast on the May 2017 Board Member Elections is as follows: There were 73 Ballots received for a total of 518 votes. The top three recipients of votes (the three newly elected Board members) garnered over 56% of the total votes with a combined total of 293 votes. The next closet candidate in the running received 30% fewer votes than any of the elected Board members. That is statistically significant. While we do not believe it appropriate to divulge the names and vote totals for any of the candidates, we will provide your total votes received which was 66.

NEW BUSINESS:

Bylaws/Administrative Policy/State Law- Deb Beutel recommended and made a motion for a new working group to look at these documents for consistency and concurrence with applicable laws. She also suggested having an open neighborhood meeting to discuss changes. Jean reminded everyone of the

board's role. Motion seconded, and
VOTE: Approved unanimously

Maintenance-someone left the thermostat temperature low after renting the club house. Discussion on how to mitigate that from happening. Discussion included looking into a card reader for all access to amenities and possibly looking into a programmable thermostat.

Pool- Susan Lindeman recommended and made a motion for a no smoking policy be added to the pool rules along with a no glass reminder. Discussion included a the need for a designated smoking area for smoking members. Discussion also included late night use of the pool. Recommendation to move the pool rules to a better viewable spot by the entrance and to include the pool rules with the wrist band. Deb to look into the administrative rules and sending out a pool rule reminder communication. Motion seconded, and
VOTE: Approved unanimously

Leash Law- Robert Bennett highlighted the counties leash law requirements and discussed a situation where an unleashed dog ran out in the street and barked at walkers. Animal control may be called; the leash law should be a resource on the CBTB page. Rebecca Nelson recommends members to be neighborly with one another if a member's dog is becoming problematic.

Finance Committee- Rebecca Nelson recommended finding a replacement for her spot on this committee since she is now on the board.

EXECUTIVE SESSION:

MOTION: Deb Beutel made the motion to go into Executive Session to discuss legal issues. Seconded, and

VOTE: Approved unanimously.

ADJOURNMENT:

MOTION: motion to return to regular meeting and to adjourn at 10:40am, seconded, and

VOTE: Approved unanimously.