

CORROTOMAN-BY-THE-BAY
BOARD MEETING MINUTES
10:00 A.M., SATURDAY, MARCH 15, 2014

Community Forum

President Catherine Bennett introduced William Sleeth, III, Attorney at Law, LeClairRyan, who presented "HOA 101" followed by a question-and-answer period from the audience.

Call to Order

Establishment of quorum

Board Attendees: Judy Atlas, Catherine Bennett, Robert Bennett, Roger Failmezger, Barry Jackson, Will Linne, Maria Merkowitz, Chris Naumann, Beverly Saunders.

Board Absentees: none

Community Members Present: many members were present

Motion: To go into Executive Session to consult with legal counsel, and to discuss and consider contracts.

Made by: Will Linne

Second: Roger Failmezger

In Favor: unanimous.

Motion: To come out of executive session

Made by: Robert Bennett

Second: Maria Merkowitz

In Favor: unanimous

The meeting reconvened.

Motion: To move the report on Tennis Courts to the head of the agenda

Made by: Will Linne

Second: Beverly Saunders

In Favor: unanimous.

Motion: To hire LeClairRyan to provide legal services as needed.

Made by: Roger Failmezger

Second: Will Linne

In Favor: unanimous with Maria Merkowitz abstaining

Motion: To hire Kilmarnock Tax & Accounting Service to provide bookkeeping service.

Made by: Roger Failmezger

Second: Will Linne

In Favor: unanimous

Committee Reports

Tennis Court Report given by Roger Failmezger

Discussion: Environmental reasons for condition of tennis courts and proposed solutions

Motion: To solicit bids for work to properly repair the tennis courts.

Made by: Will Linne

Second by: Barry Jackson
In Favor: unanimous

Roads and Grounds Report given by Robert Bennett

Report was presented regarding the January 28, 2014 meeting with VDOT and county regarding community-owned roads. The report will be available on the Corrotoman By The Bay website.

Pool Report given by Catherine Bennett

1. Sevalg will start in March and finish in time for Memorial Day.
2. A reopening event needs to be planned.
3. Mark Hill, Bill Saunders and John Cooper were thanked for their input in the Sevalg contract.

Tennis and Golf Report given by Catherine Bennett for Jean Ehlman

1. Follow-up is needed for refunding outside tennis players prepaid fees.
2. Mrs. Ehlman's report will be available on the Corrotoman By The Bay website.

Hospitality Report given by Beverly Saunders

1. St. Patrick's Day party to be held 6 p.m., March 15, 2014.
2. Super Bowl Party raised money to cover the one-year's cost of TV service at the clubhouse.
3. Memorial Day Party to celebrate pool reopening needs to be planned.

Dock Report given by Barry Jackson

1. Boat slip rental applications being received – three so far.
2. May dock clean-up: Volunteers and owners who live near the dock area are needed to supply water hook-up for a pressure washer and hoses.

Architecture Report given by Robert Bennett

Several requests have been approved.

Playground Report given by Christian Shirilla

1. Mulching around the equipment is not recommended at this time
2. CBTB does not have to meet the same standards as a licensed childcare facility.

Budget Report given by Roger Failmegzer and Will Linne

Budget approval was tabled until the next meeting to allow the new bookkeeping and legal services contracts to be included.

Nominations Report given by Beverly Saunders

Candidates for election to the Board at the May meeting are: Roger Failmegzer, Steve Fuller, Dan Huddy, Chris Naumann, and Don Smith. Resumes are needed from Huddy and Smith.

Secretary's Report given by Judy Atlas.

Motion: Table to the next board meeting the January 11, 2014 Board Meeting Minutes

Made by: Robert Bennett.

Second: Beverly Saunders.

In Favor: unanimous with Judy Atlas abstaining.

Treasurer's Report given by Chris Naumann.

Motion: Approve the February 28, 2014 Treasurer's Report

Made by: Robert Bennett.

Second: Beverly Saunders.

In Favor: unanimous.

Old Business

Clubhouse

Motion: Use the new clubhouse rental agreement prepared by Beverly Saunders.

Made by: Robert Bennett

Second: Barry Jackson

In Favor: unanimous.

Community Information Sign

Marty Shirilla volunteered to research compliance of the sign with the county and VDOT.

New Business

Discussion was held on the following topics:

1. A Community Relations Realtor Day to have a community-wide open house to spotlight properties for sale in the community.
2. Hiring a professional Community Association Manager
3. Advertising on the CBTB website to raise money for the community.
4. Directors & Officers Insurance

Motion: To obtain bids for Directors & Officers Insurance.

Made by: Will Linne

Second by Robert Bennett

In Favor:

5. Joan McBride addressed the board.

Adjournment

Motion: To Adjourn.

Made by: Robert Bennett

Second: Will Linne

In Favor: unanimous.

Meeting was adjourned at 2:10 p.m.

Minutes by Judy Atlas