

CORROTOMAN-BY-THE-BAY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

9:00 A.M., SATURDAY, JUNE 6, 2015

Call to Order (Start time 9:00 A.M.)

Establishment of quorum

Board Attendees: Robert Bennett, Sam Longstreet, Chris Naumann, Susie Pierce, James Allen, Jean Ehlman, and Rocky Boykin

Board Absentees: Beverly Saunders and Roger Failmezger

Community Members Present: (others may have been present but didn't sign-in) Don Smith, Ann Via, Barry Jackson, Judy Atlas, Neal Garner, Robert Weber, and Bill Ehlman

Executive Session: President Robert Bennett called an executive session to discuss contracts.

Corrotoman By The Bay Association Board of Directors meeting was called back to order by president, Robert Bennett.

The President, Robert Bennett presented the CBTB Association Board of Directors "meeting board policy". A motion was made by James Allen and seconded by Sam Longstreet to approve the CBTB Board of Directors Meeting Policy. Vote was unanimous.

CBTB Association Board of Directors Meeting Policy:

Pursuant to the Code of Virginia 55-510.1, at each meeting of the Board of Directors of Corrotoman By The Bay Association, any property lot owner of record who wishes to address the board will be given an opportunity to comment on any matter relating to the association. Issues raised by property lot owners will be recorded by the secretary to be responded as appropriate: Refer to committee, or discussed in new or old business before the board at that or future meetings. Each property owner will be allowed a maximum of three minutes during the property lot owner input session to address the board per meeting. Board meeting discussions are limited to board members only. The president reserves the right to call on any member for information to assist the board of directors.

Property Owners Input Session: Comments are listed below made by property owners at the meeting:

Concerned about a CBTB board member missing too many meetings.

The landscaping in front of club house should be looked into and improved.

What is the CBTB board doing to collect past dues and special assessments fees?

Do we need Direct-TV at the club house?
Water rates increase
Erosion of hillside on Corrotoman Drive extended
Generator needed?
Will CBTB have a sign placed near the entrance of CBTB?
Thanked the new board members for running for the CBTB board of directors.

Secretary's Report: Given by Robert Bennett

Motion: To approve the April 11, 2015 minutes of the CBTB Board meeting
Made by: Sam Longstreet
Seconded by: Susie Pierce
Passed by: Unanimous vote

Treasurer's Report: Given by Chris Naumann

Motion: To approved treasurer's report of May 31, 2015
Made by: Sam Longstreet
Seconded by: James Allen
Passed by: Unanimous vote

Committee Reports:

Architectural Review: Given by Rocky Boykin

A request for approval by a property owner to put a utility shed on his property.
A board member, James Allen, volunteered to be on the committee with Neal Garner, Roger Failmezger and Joe Dickens.

Capital Reserve: Given by Jean Ehlman

In contact with Miller Dodson Associates for an updated capital reserve study. A proposal was sent to Robert Bennett, President of CBTB Association to complete this study.

Cost: Fee for the replacement updated reserve study - \$3,470 - Total
Retainer due at acceptance of proposal – 35% - \$1,215
Payment due at delivery of preliminary report – 65 % - \$2,255

Collections: Given by Bill Ehlman

Talked about ADAC the collection agency hired by CBTB Association in 2012 to collect funds from delinquent accounts. There are still some property owners in CBTB Assoc. that have not paid their special assessments and association dues. Discussion by the CBTB board members to look into other avenues of collecting this debt.

Communications: No Report

Dock: Given by Rocky Boykin

There are six slips rented for the season at the boat dock. Four slips are still available.

Hospitality: Given by Susie Pierce

July 4th lunch at the CBTB pavilion. \$3 a person for hotdogs and other food. Will be put on the web page. Suggestions for games are welcomed.

Pool: Given by James Allen

The pool is in good shape. The playground equipment has been painted.

Roads & Grounds: Given by James Allen

A ditch line has to be fixed on Cove Lane. Two bid were submitted and Earth Resources chosen to do the work. Rotten tree fell on Senior Creek Lane road and James Allen cut it up. Grass is being cut every two weeks by Wilford Stevens.

Tennis & Golf: Given by Jean Ehlman

Tennis courts are closed and locked due to unsafe conditions. The tennis courts will be re-opened after they have been re-constructed. The golf course has new flags for the season at each hole. If you see any flags on the ground after storms, please put them back in the hole.

Old Business: No report

New Business:

1 - To negotiate termination of our contract with ADAC. Then begin the collection process with William Smith, our accountant, and a local attorney.

Motion made by Sam Longstreet and seconded by Susie Pierce. Passed by unanimous vote.

2 – Hire Miller Dobson Associates to update our capital reserve study as required by Virginia law.

Motion made by Sam Longstreet and seconded by Susie Pierce. Passed by unanimous vote.

3 – Terminate our contract with Direct TV, located in the CBTB club house.

Motion made by Rocky Boykin and seconded by Sam Longstreet. Passed by unanimous vote.

4- Board decided to ask a property owner if CBTB Association can use his property on Corrotoman Drive to place an entrance sign. Barry Jackson will ask the property owner.

Next Board Meeting, Saturday, July 11, 2015 at 9:00 A.M. in the CBTB club house.

Adjournment: Motion to adjourn
Made by: Sam Longstreet
Seconded by: James Allen
Passed by: Unanimous vote

Meeting was adjourned.

Minutes by: C. Jean Ehlman, acting secretary, June 6, 2015