

Corrotoman By The Bay, Inc.  
Minutes of August 13, 2016 Board Meeting

Board Members Present/Absent: James Allen, Robert Bennett, Rocky Boykin, Jean Ehlman, Roger Failmezger (absent), Bruce Lindeman, Sam Longstreet, and Susie Pierce, Cristian Shirilla

Community Members present: Arlene Cooper, Tara Linne, Barry Jackson, Judy Atlas, Bill Ehlman, Neal Garner, Cheryl Groner, Bill Saunders, Bonnie Hunt, Catherine Bennett

Robert Bennett opened the meeting at 9:03 a.m.

Robert's announcements:

- Robert discussed/read the process to replace Beverly Saunders on the CBTB Board from 2016-2019; section 3 of the by-laws. One resume was received from Cristian Shirilla. Robert read Christian's resume that he had sent in to the Board, the only one received.

Motion (Jean): Second: Rocky. Approved: Unanimous

- Robert lead a discussion about champions and how champions are needed to get big things done. He then thanked Jean Ehlman for working for years to get the tennis courts rebuilt. Today is the grand opening for the tennis courts; all are welcome out to the courts for the ribbon cutting/pictures. Jean thanked, Bill Ehlman, Robert, and JJ for their help along the way.

MEMBER INPUT SESSION:

Questions asked were:

- Barry Jackson — would like to propose to keep the pool open until the next Board meeting. JJ said he's planning on keeping the pool open to perhaps 9/24 or so, weather permitting.
- Bonnie Hunt — Discussed people using the pool who she thought did not have a pool membership. Could they get a temporary pool membership? They didn't think they have a membership. Unless the owner has a membership, guests cannot use the pool. Also, while Bonnie and her family witnessed another family jump the fence and use the pool; she left immediately after because she felt uncomfortable being there.
- General discussion about how to better enforce the pool rules, keep people from jumping the fence, etc.
- Cheryl Groner discussed the fireworks issue; fireworks landing on their property. Unknown who was responsible.

## COMMITTEE REPORTS:

SECRETARY'S REPORT: Bruce emailed last month's minutes to the Board. Motion to accept: JJ. Seconded: Jean. Approved: Unanimously.

TREASURER'S REPORT: Sam read through his reports (Balance Sheet and Operating Budget). Motion to accept: Jean. Seconded: JJ. Approved: Unanimously.

ARCHITECTURAL REPORT: Roger is absent. JJ stated that the Hamers (Lot 2) have filed an application to rebuild their house. Jean asked if we could expedite our approval as the Hamers would like a resolution ASAP. JJ and Neal will review and get back to Jean to resolve and communicate back to the Hamers.

CAPITAL RESERVE: No report.

COLLECTIONS: Bill Ehlman read through this Collections Report (following this report)

COMMUNICATIONS: Tara; nothing new to report. Can send a mailed newsletter if the Board wishes; to potentially reach folks who do not have email addresses. Should send out newsletters in the mail anytime the Board sends out a mailing.

DOCK REPORT: Rocky said no change since last meeting. 2 open slips.

SOCIAL COMMITTEE: Picnic — Sept. 4 @ 5:30pm. People please RSVP.

POOL: JJ reported that the pool is working; except for the problems with people using the pool who have not paid using it.

ROADS: JJ is getting estimates for getting some work done on E. Highview (tar/gravel).

TENNIS, PICKLEBALL, & GOLF COMMITTEE: Jean stated that after 20 + years, the tennis/pickleball courts were renovated and now are open for play. (The courts have been there for 40+ years) Get your Court Key from JJ Allen for an admin. fee of \$5.

There is an upcoming pickle ball clinic on September 3rd that's free of charge — no cost to the association or to members! Will be creating a list of members who would like to play occasionally. Need a way to fix the entrance way to eliminate water drainage issue. Jean is accepting bids for this fix. Need a dock box to put balls, etc. in that perhaps someone could donate, that would be useful. Tara will send out a notice to the CBTB owners asking for dock box donations.

OLD BUSINESS: None.

NEW BUSINESS:

- Finances. Our current dues, etc. do not cover our expenses annually. Special assessments are used to fill that gap. This method is neither popular or sustainable. The answer to fix this is to raise the dues. The board will be following the documented process to raise the dues, last raised in 1997 from \$60 to \$80. A committee will be organized of non-Board members to research and recommend a new dues structure, which Bill Ehlman will organize. Time is of the essence, as we need to get this approved if possible before 2017 dues letters go out. Committee members to include: Bill, Chair, Craig Adler, Neal Gardner, and Vicki Bartlett. Ex-Official members to include Sam Longstreet and Christian Shirilla.
- If we cannot raise the dues, we will need to enact an assessment once again to cover our ongoing expenses to our amenities, roads, etc.

Motion: To accept the Finance Committee proposal. Add Rebecca Nelson, if she agrees? Seconded: JJ. Approved: Unanimous

- Jean stated that we should amend the policies/by-laws for the new Tennis, Pickleball courts to reflect the new rules, policies, etc.

Motion: Sam, to amend the amendment of these policies to allow strollers on the courts. Seconded. Rocky. Approved, 5-2.

Motion: Jean, to accept the amended polices per the above motion (to allow strollers). Seconded: Sam. Approved: Unanimous.

Motion: James, to close the meeting. Seconded: Sam. James Allen. Approved: Unanimous

**CBTB ASSOCIATION, INC.**  
**COLLECTION COMMITTEE REPORT**  
August 13, 2016

\$31,810 - Remains outstanding as of August 13, 2016

\$36,758 – Outstanding July 9, 2016 CBTB board of directors meeting

\$ 4,947 – Collected since July, 2016 meeting

47 Property owners of 302 property owners or 15.5% are delinquent  
Down from 58 property owners or 19.2% in July, 2016

Collection letters have been sent resulting in payments received

Liens and Warrants in debt are now in process

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2015 collections include 2013 special assessments

Approximately \$14,800.00 remains outstanding

13 property owners, 4% - Two on payment plans, remainder liens or warrants in debt.

Bill Ehlman  
CBTB Collection Committee Chair