

CORROTOMAN-BY-THE BAY ASSOCIATION, INC.
November 17, 2018,
Board Meeting Minutes

The President Deb Beutel called the meeting to order at 9:06am

BOARD ATTENDEES: Deb Beutel, Robert Bennett, Rebecca Nelson, Cristian Shirilla, Lea Gallogly, Rebecca Nelson, Lisa Adler, Jean Ehlman, and Sam Longstreet by phone

COMMUNITY MEMBERS PRESENT: Kathy Craven, James Allen, Kevin, Bill Ehlman, Bob Moffitt

ANNOUNCEMENTS: We apologize for starting late and we need to be efficient and end today at 10:00am

MEMBER INPUT SESSION: No Comments.

SECRETARY'S REPORT:

- October minutes will be modified to reflect that Bill is by phone and move his name to Community Member and Jean by phone as a board member. Approved with these changes

Motion to approve: Lea Gallogly

Second: Jean Ehlman

Motion: Passed

TREASURER'S REPORT:

- Sam Longstreet provided an update on the expenses; \$980.00 in hospitality as of the end of October, \$2,800 grass cutting, maintenance \$240.00, and \$887 for pool
- Operating expenses are \$53,213.00 YTD as of 10/30/2018, \$5,000 left in the budget for year end; however, we expect we may go over this year due to pool expenses
- Balance, Cash Assets, and Receivables are \$124,380.00, \$27,921.00 in outstanding receivables, \$96,459.00 in cash assets
- We have \$3,010.00 taken in for various fund raising functions which we hope to allocate the funds for new furniture for the clubhouse
- Next fiscal year is March and we need to approve the budget in February, Deb is indicating we should review expenses in December. Robert indicated the HOA dues are due in March; bills need to be sent out in January. We need to have a deep dive into expenses in the January meeting and ask the Finance Committee to provide a recommendation
- Report to be approved in December

Motion to approve: N/A

Second: N/A

Motion: N/A

COMMITTEE REPORTS:

ARCHITECTURAL REVIEW: No Report

CAPITAL RESERVE: No Report

COLLECTIONS:

- All outstanding debt has been turned over to the attorney, Bill is meeting with the attorney after Thanksgiving

COMMUNICATIONS:

- No Report; however, Deb applauded Tara's hard work on getting the Newsletter together

DOCK: No Report

FINANCE: No Report; however, Bill is looking forward to getting the expenses for review

HOSPITALITY:

- **Vacant**-Chair still needed, Leah to look into a volunteer
- December 8th CBTB Christmas Party, chicken is leftover and will be cooked along with community members bringing sides and dessert. Party to start at 6pm
- New Years Eve party will include a catered meal price is approximately \$20.00 per person

NOMINATING COMMITTEE: No official report, only a mention of current board members terms coming up Robert and Cristian

POOL:

- Deb provided a quick status; Sevarg is coming this Monday to review the current issues to see if it is a direct result of the work they previously completed. We have approximately \$1,500.00 approved for expenses. Pool motor looks to cost approximately \$400.00 to fix

Motion to approve: Lea Gallogly

Second: Jean Ehlman

Motion: Passed

ROADS AND GROUNDS:

- JJ indicated he is working on a couple of issues for some minor road repairs

TENNIS, PICKLEBALL AND GOLF: Jean indicated Tennis Courts Incorporated is fixing any issues; she highlighted the need for the HOA to maintain our service level agreements with our providers

OLD BUSINESS:

Status of Past Due Collections: N/A update already provided

Status of Pool Repair: No report, deferred until the December meeting

Corrotoman Extended deferred to December- Robert indicated we discussed the costs of the permits, these permits are approximately \$300 with a maximum of \$500.00, they are local, state, and federal, Robert provided a sheet with the application costs broken out, this is not for general consumption as we have an upcoming meeting with the attorney working with us. The Legal committee is engaged. Robert reminded the board of what the bylaws indicate regarding their responsibility and the board's Legal basis section 7, article 4. Deb thanked Robert for his efforts

Insurance Coverage- No report, deferred until the December meeting when Susan can attend

NEW BUSINESS:

BETTER EFFECTIVE CONFERENCE CAPABILITIES: New speaker purchased and Deb will be expensing it, the cost was \$100.00. Sam indicated you can hear much better attending by phone

Next Meeting is Saturday December 8, 2018 at 9:00am.

Meeting adjourned at 9:38 am