

CORROTOMAN BY THE BAY BOARD OF DIRECTORS MEETING

September 8, 2018

The President, Deb Beutel called the meeting to order at 9:11 am

BOARD ATTENDEES: Cristian Shirilla, Deb Beutel, Susan Lindeman, Sam Longstreet, Jean Ehlman, and Lisa Adler (by phone)

COMMUNITY MEMBERS PRESENT: James Allen, Kathy Craven, Tara Linne, Lea Gallogly,

PRESIDENTS MESSAGE: Deb Beutel took a moment to thank the community members who participated in the Labor Day picnic.

MEMBER INPUT SESSION: No input.

SECRETARY'S REPORT: Rebecca Nelson (secretary) was absent. Deb called for a motion to approve the minutes from the July, 2018 meeting

Motion to approve: Cristian Shirilla

Second: Sam Longstreet

Motion passed

TREASURER'S REPORT: Sam Longstreet presented the report including the following details:

Cash assets \$109,930

Dues collected to date are approximately \$4,200 less than budget

Pool repairs are running significantly higher than budgeted

Additional key expense items are primarily around the Corrotoman Extended survey

Going forward we will break out pool income from other "miscellaneous fees" income for visibility in pool income versus expenses.

Cristian Shirilla Moved to approve the treasure's report

Susan Lindeman Seconded

Motion Passed

COMMITTEE REPORTS:

ARCHITECTURAL and ROAD/GROUNDS REVIEW: James Allen

Gravel work on Sandy Lane and cutting back bushes on Pine Lane is ongoing.

No new permits have been issued/no new plans reviewed.

CAPITAL RESERVE: Jean Ehlman

Current balance is \$57,920

COLLECTIONS: Bill Ehlman

1 property will move forward for a second time in the foreclosure process. The owner was able to stay the initial proceedings last year but has fallen behind again.

A 2nd property is in Bankruptcy Court currently.

Current Outstandings:

\$16k outstanding from prior to 2017

\$2,800 from 2017

\$13,700 from 2018: 40 people have not paid for 2018

Our attorney will pursue warrants-in-debt against the 40 owners who have failed to pay 2018 dues. We will incur both attorney and court costs.

COMMUNICATIONS: Tara Linne

The G-mail distribution list continues to grow with new residents moving in. The fall directory update is underway. Tara is looking at Google Docs as a solution for storing and managing the community docs

DOCK: No report; however trash cans need to be emptied.

HOSPITALITY: Tara Linne

115 adults attended the Labor Day Picnic \$613 was collected for food; an additional \$446 raised through raffles and swag for total income of \$1,059 Net profits expected around \$800 and will be put towards new clubhouse furniture.

We need a volunteer to run the Halloween party on October 27.

Upcoming Events:

Halloween Party: October 27

Holiday Party is December 8.

New Years Eve party is December 31.

POOL: Lisa Adler and James Allen

The Pool Committee met via conference call on 8/25

Sevarg and River Pools will not estimate on the extended list of pool repairs that will be needed, but would estimate on the existing leak(s). River estimated \$1900 for repairs but aren't certain regarding exact location. Sevarg will do the work; cost is TBD but could possibly be the result of their prior work in 2014. If so, then they will cover the cost of any re-work.. Committee recommends using Sevarg to close the pool and fix the leaks. Committee requests authorization to spend up to \$1,500 for the need repairs.

Motion to accept by: Susan Lindeman

Second by: Jean Ehlman

Motion passed

Of note: the pool assistant quit - JJ has been running the pool and the clubhouse and would like to be paid for those hours, per the Board's voting to compensate that position back in the Spring. The Board agreed that compensation is due and will be provided.

The pool will be closed to the community at end of day on 9/16 and will be closed by Sevarg at end of the month.

NOMINATING COMMITTEE: No Report

TENNIS AND GOLF: Jean Ehlman

Needed repairs for the cracks in the tennis court were the result of faulty asphalt and will be repaired late September/early October at no cost to the associations.

Please encourage residents to lock the tennis courts when they are done playing.

UNFINISHED BUSINESS: Deb Beutel

Update on shoreline stabilization:

7 contractors were sent RFP's for the work to be done. RFP's are due late month and will be reviewed in Executive Session in October.

NEW BUSINESS:

Susan Lindeman - Insurance

In light of a "hot" panel box in the clubhouse prior to the Labor Day picnic, a copy of the association's insurance plan was requested. Recommendations for any changes will be presented at the next board meeting.

Deb Beutel (President) requested a motion to add herself and Susan Lindeman (Vice President) to the Sona Bank and Chesapeake Bank accounts via signature cards.

Motion to pass by Jean Ehlman

Second by Sam Longstreet

Motion Passed

Deb Beutel reviewed information that she received regarding the Property Owners Association (CAI - Community Association Institute) trainings and organization. The cost to join is \$295 annually as an association and provides access to all trainings and documents.

Motion to approve was made by Jean Ehlman

Second by Susan Lindeman

Motion Passed

Next meeting is Saturday, October 13

Motion to adjourn was made by Sam Longstreet; motion was seconded by Cristian Shirilla.

Meeting adjourned. At 10:19 am.