

Corrotoman By The Bay Association, Inc.
Board of Directors Meeting
Minutes of September 10, 2016

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

Community Members present: Bill Ehlman, Neal Garner, Bill Pfeiffer, Frederick Olsen, Marty Bourkland

At 8:05 AM, Robert Bennett called the meeting to order and immediately went into Executive Session to discuss contracts, legal issues and collection issues.

Robert reconvened the board of directors meeting at 9:00 AM.

The Board then confirmed its unanimous decision to authorize William Ehlman to have confidential discussions with Carl Failmezger towards settlement.

Robert's announcements:

- Pickleball clinic: 9/17 and 9/24 @ 10 am; free to participants; instructor from ICYCC; sign-up ahead of time; send Jean Ehlman an email. If rain, will go to ICYCC and conduct the clinic indoors.
- Catherine Bennett starting pilates/exercise group here in the club house in a week or so; check the web site for sign-up; no charge to any member in good standing; Tues- days and Thursdays @ 9 am.
- Raising dues. Assessments are not ideal; stop-gap approach; dues have been set @ \$80/year for the past 20 years. That does not allow us to meet our annual budget annually to upkeep/maintain our facilities and expenses; we only take in about 1/3 of what we need annually to operate and to build our capital reserve. There is a work group of property owners researching all of this and then making a recommendation to the board about what our annual dues should be; target is to have a recommendation from this work group by the next board meeting

MEMBER INPUT SESSION:

Questions asked were:

- Bill Pieffer: Salt water pool. Saves money on chemicals. Do we know how much we've saved? Robert: No. But, we had to do a number of repairs (new pumps, filters, purchasing a new cover, etc.) that were needed as well as converting to salt from chemical system. We've spent less than \$500 on chemicals this year.
- Neal Garner: Tennis Courts. Do we have a place on file on all the expenses and written guarantees on the work done? Jean Ehlman: We have them.
- Neal: When is the last time the clubhouse was tested for termites? Are we under contract? Board: Don't know. Board will research and get a company out to inspect and treat as needed.
- Neal: Can we put a control/lock on the thermostat? Board: We can put a cover on it w/ a key lock. Robert: NNEC is also offering a free wifi/programmable thermostat for customers. We should explore this option.
- Neal: Court case in October. Is the Board comfortable that we're going to win? Board: We do not know how it will turn out. Too many variables to tell.
- Neal: Budget. We seem to budget more money than income. Why do we do this? Sam: The budget is not tied to income. The budget is based on what it costs to run the facilities, etc. We have a fiduciary responsibility to maintain everything — if/until the property owners tell us otherwise.
- Marty Burkland: Septic system. Almost 50 years old. Most have a lifespan of 30 years. We need to begin thinking about replacing our system. Robert: You are right. Ours was pumped out ~ 5 years ago. JJ and Bill Saunders fixed the issue last week where a broken pipe caused the system to stop working.

COMMITTEE REPORTS:

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

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

ARCHITECTURAL REPORT: Roger is absent. Hamer's have begun site and foundation work on house. James Boatright is requesting to add a boat cover in his yard. Has met all the guidelines/restrictions for doing so. JJ will approve the request.

CAPITAL RESERVE: No report. Finance Committee is looking at this.

COLLECTIONS: Bill Ehlman read through this Collections Report (following this report); Liens and Warrants in Debt have been filed for non-paying members.

COMMUNICATIONS: Tara absent. No report.

DOCK REPORT: Rocky said about 1 foot of water came over the dock in the storm. However, there was no damage to the dock and areas.

FINANCE COMMITTEE: Bill reported that information is being compiled at this time after the committee meeting 4 times so far.

SOCIAL COMMITTEE: Susie reported that the picnic on Sept. 4 was a wild success. 60+ people attended and positive comments were given from those that attended. Next event we may do a 50/50 or donation box. Plans are tentative for a Halloween Party. We will be hosting a Holiday Party. More information to come.

POOL: JJ will close the pool at the end of this month. Any drainage required will be directed away from the pool.

ROADS: JJ is looking in to two areas on E. Highview Dr. that require repair. Has received 2 estimates to repair. They were in the \$3800-\$3900 range to repair. JJ made a recommendation to contract with CW Davis (see motion in New Business below). Will proceed to repair. For the renovation of the Hamer's house on Corrotoman Extended, the Board is holding a \$1000 deposit pending completion of the construction there, and will address any repairs when construction is complete.

TENNIS, PICKLEBALL, & GOLF COMMITTEE: The pickle ball clinic on September 3rd was postponed. 9/17 is the new date. If the weather prevents us from hosting the clinic at CBTB, it will be conducted at Indian Creek Yacht & Country Club. 9/24 will be a follow-up clinic. Same logistics. Please email Jean if you'd like to attend.

We have 2 bids to build a small bridge for entry in to the courts, over the drainage ditch. JJ Services for \$600; to use composite materials. The other bid received was for \$1217.05, from Ransom's Nursery & Maintenance; to use stone/rock. Jean recommended using JJ Services.

OLD BUSINESS: None.

NEW BUSINESS:

Motion to award CW Davis to repair road on E. Highview Dr. for \$3900: JJ. Second: Rocky. Rocky. Approved: Unanimous.

Motion to allow Mark Hill, who offered to pay 50% of an outdoor ping pong table to be stored in the pavilion, to purchase the table and for the Board to reimburse him for half the cost: Sam. Seconded: JJ. Approved: Unanimous.

Motion to approve recommendation to contract with JJ Services to build the bridge/entrance to the Tennis/Pickleball courts: Jean. Seconded: Sam. Approved: Unanimous.

Motion: JJ, to close the meeting. Seconded: Jean. Approved: Unanimous