

CORROTOMAN-BY-THE-BAY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
Minutes of November 12, 2016

BOARD OF DIRECTORS PRESENT: James Allen, Robert Bennett, Jean Ehlman (by phone), Roger Failmezger (by phone), Sam Longstreet, Susie Pierce. ABSENT: Christian Shirilla.

COMMUNITY MEMBERS PRESENT: Cheryl Groner, Bruce Lindeman, David & Margaret Hamer, Ed Krill, Jeff & Kathy Craven, Frederick Olsen, Judy & Barry Jackson, Rocky Boykin, Don Smith, Ellen & Dan Huddy, John Sites, Tara Linne, Neil & Debbie Snellings, Bonnie Hunt, Chet Young, Catherine Bennett, Bob Burns.

At 9:03 A.M. The President, Robert Bennett, called the meeting to order and summarized the status of CBTB collections trials as follows:

On October 3, 2016, Judge McKinney, Circuit Court for the County of Lancaster, ruled
“The Association properly levied a special assessment pursuant to Virginia Code Section 55-514, in November 2013.”

The Judge ruled the defendant, CBTB property owner, Saliba B. Tahan, failed to pay that special assessment and the defendant failed to pay to the Association his annual assessments due in 2013, 2014, and 2015. Judgment was entered in favor of the Association, against the defendant, Saliba B. Tahan, for \$4,931.78 plus post-judgment interest.

Judgment was entered against defendant George R. Failmezger, Ltd. Pension Plan, in favor of the Plaintiff, in the amount of \$400.00, bearing interest at 12% per annum from the date of the Order until satisfied, plus court costs in the amount of \$144.00.

The Judge also approved the settlement with the defendant, CBTB property owner, Carl Failmezger.

MEMBER INPUT: (summarized by subject)

Board openings: Tara Linne posted on CBTB’s web site that the Board is in need of two members and requested submittal of resumes. Don Smith and Bruce Lindeman commented on the Board vacancies.

Legal Actions: Bonnie Hunt commented about the legal fees for collections. Ellen Huddy expressed concern about property owners fighting legal actions by the Association for collections. The President pointed out that it has been less expensive for property owners to pay the assessments than pay legal bills. In response to Ellen Huddy’s concern about little financial information, Tara Linne said it was on the web site and if any member needs any information on how to access it, please let her know.

Tennis-Pickleball: Don Smith commented about the cost of the new tennis-pickleball courts. Jeff Craven, a homeowner and practicing attorney in Northern Virginia, supported the Board actions for the new tennis-pickleball courts, and the legal settlement approved by the Board at the October meeting.

SECRETARY’S REPORT: Report was emailed and hard copies provided.

MOTION: J. J. Allen made a motion to accept Minutes of October 8, 2016 Board meeting.
Susie Pierce seconded.

VOTE: Approved unanimously.

TREASURER'S REPORT: Sam Longstreet gave an overview of attached financial report.

MOTION: J. J. Allen made the motion to accept Financial Report. Susie Pierce seconded.

VOTE: Approved unanimously.

COMMITTEE REPORTS:

ARCHITECTURAL REVIEW:

- 1) House located at 503 Bayview Drive to be torn down and a two-story house built.
- 2) A carport for another property was approved.

CAPITAL RESERVE: No Report.

COLLECTIONS: Bill Ehlman reported one property owner on a payment plan has sold their house and paid off \$3,358 due the Association.

COMMUNICATIONS: Nothing new to report.

DOCK: Rocky Boykin asked that property owners not leave their trailers overnight at the dock area as there is limited space.

FINANCE COMMITTEE: No report.

HOSPITALITY: CBTB Holiday Party will be held at 5:30 p.m. on Saturday, December 10, 2016, at the Club House. Please bring a covered dish to share. Also bring a donation of non-perishable food for the River Road Food Bank.

POOL: Closed until May.

ROADS and GROUNDS: James Allen reported work was completed on East High View Drive.

TENNIS & GOLF:

- 1) Jean Ehlman thanked J.J. Allen for his services in building the entrance bridge at the Tennis/Pickleball Courts.
- 2) Ehlman reminded members to return paddles and balls that belong to the Association to the dock box.
- 3) The President thanked the Ehlmans for the donation of the deck box at the Courts and thanked Mark Hill for his donation for the ping pong table.

OLD BUSINESS: No old business.

NEW BUSINESS:

Nominating Committee:

The President established a Nominating Committee to propose a slate of candidates for the annual board election in May 2017. Committee members are Susie Pierce, Sam Longstreet and Jeff Craven.

ADJOURNMENT:

MOTION: J.J. Allen made the motion to adjourn. Susie Pierce seconded.

VOTE: Approved unanimously.