

Corrotoman-By-The-Bay Association
Minutes of the January 9, 2016 Board Meeting

Board members present: *James Allen, Rocky Boykin, Jean Ehlman, Sam Longstreet, Robert Bennett, Beverly Saunders.* Members absent: *Roger Failmezger, Susie Pierce, Chris Nauman.*

COMMUNITY MEMBERS PRESENT: Don Smith, Fred & Maryann Olsen, Marty Bourkland, Neil Snellings, Tara & Will Linne, Jennifer Flinn, Christian Shirilla, Maria Merkowitz, David & Margaret Haman, Bruce Lindeman and Bill Ehlman.

Robert Bennett called the meeting to order at 9:00 a..
He then opened the floor to community members.

Mr. Huddy suggested the board send a questionnaire asking the community what they want for our community.

David and Margaret Hamer, new members of our community, said they bought here because of the amenities, especially the tennis courts. They said if the tennis courts are not replaced they will sell their property.

Bruce Lindeman also stated they want all the amenities kept up as they are the reasons they bought here.

Christian Shirilla spoke in favor of the assessments and felt the negative remarks about and to the board were inappropriate. The expenses to keep the property in good repair are fair prices that he has encountered with his position with the YMCA.

Jennifer Flinn suggested we look for ways to cut back the budget.

SECRETARY'S REPORT: All board members were given the minutes of the Dec. 12 meeting. Beverly asked for approval of the minutes, Jean Ehlman so moved and Rocky Boykin seconded. All approved.

TREASURER'S REPORT: Sam Longstreet reported that we are within budget at this time. Beverly moved to accept the treasurer's report, James Allen seconded. All approved.
Addendum to the November minutes: The Board approved unanimously to allow Sam Longstreet and Beverly Saunders to sign checks written from CBTB's EVB accounts and for our accountant, Vicki Bartlett from Rivers Accounting, to inquire on all the accounts.

COLLECTION'S REPORT: Bill Ehlman reported that \$1869 was collected since the last meeting. four out of state warrants in debt were sent through the Secretary of Virginia for service out of state. Court date for judgements of warrant in debt were served for four CBTB properties scheduled for January 20, 2016. One trial date is set for January 20, 2016.
(Reminder: June 2015 when CBTB Association took over collections of past due annual assessments and special assessments of CBTB property owners, there was approximately \$41,000 outstanding. After analysis and write offs, there was a balance of \$33,900. To date, we have collected approximately \$11,000. Leaving a balance of approximately \$23,000.)
There are 591 paying lots in CBTB. 306 property owners.
65 property owners, or 21% owed CBTB between \$30,000 - \$35,000. Now, January 2016 ,
35 property owners or 11% owe something.

Capital Reserve: Jean Ehlman reported there was nothing new to report at this time.

ARCHITECTURAL REPORT: James Allen reported approval of a garage request and a home addition request. No new requests this month.

COMMUNITY OUTREACH: Tara reported that she added two new emails to our list, and would like to receive more. She is researching more ways to provide communication.

DOCK REPORT: Rocky said the dock posts will be getting covers which will extend their life expectancy. He also commended the community for all the letters sent to protest the planned oyster grounds they want to put along our shoreline and our dock. We are now awaiting the response to our protests. Tara asked if it would be possible to have kayak storage at our community dock for people who do not have waterfront property. Rocky will definitely look into that.

POOL REPORT: No report at this time.

ROADS & GROUNDS: James Allen reported that he and Bill Saunders cut down some trees and limbs that were growing out toward the roads.

NEW BUSINESS:

Concern was raised about Corotoman Drive extended erosion. Robert Bennett replied that we received a recommendation from the state as to what should be done. We will be getting prices for that and go from there.

Sam Longstreet moved for adjournment and Jean Ehlman seconded. All approved.