

SHEARWATER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 19, 2007

PRESENT: Steve Snyder, President
Jay Harrison, Vice-President/Website Coordinator
Marc Hayes, Secretary
Harvey Paskin, Treasurer
Jim Nunneley, Director/Grounds & Landscape Committee Chairperson
Shaila Aery, Director
Fern Sargent, Director

ALSO PRESENT: See sign in sheet
Troy Painter, Brodie Management
Heather Gummel, Brodie Management
Sherri Kennedy, Recording Secretary

Call to Order

Steve Snyder, President, called the Shearwater Condominium Annual Meeting to order at 7:07 P.M. The meeting was held at the Shearwater Clubhouse. Steve Snyder welcomed the homeowners and introduced the Board members and the Brodie Management representatives.

Roll Call and Certification of Proxies

Steve Snyder informed the members that the proxies were certified and a quorum was present in person or by proxy.

Proof of Notice of Meeting

In accordance with Article 4, Section 5 of the Association's Bylaws a notice of the meeting was mailed to all homeowners and reminders were posted as well.

Approval of the Minutes:

A copy of the April 17, 2006 Annual Meeting Minutes were provided. Fern Sargent moved to accept the meeting minutes as submitted. Michael Yerman seconded the motion and it carried unanimously.

Introduction of Candidates

Bios of all the candidates were supplied to the residents and a brief introduction was provided by Steve Snyder. The candidates are: Jay Harrison, Marc Hayes, Shaila Aery, Jim Behrens and Don Kadonoff.

Call for Nominations from the Floor

There were no nominations from the floor.

Voting and Collection of Ballots

Votes were cast and Ballots were collected.

Election or Appointment of Election Inspectors

Brodie Management collected the ballots and calculated the votes.

President's Report – Steve Snyder:

- Steve Snyder informed the residents that he is resigning from the Board. He will not be available to volunteer his time to serve on the Board. He has enjoyed his time on the Board and appreciated the involvement and support from the community. Steve Snyder encouraged homeowners to continue to be involved and supportive.

TREASURER'S REPORT – Harvey Paskin (See Attached Report):

- See Attached Report
- The Operating Budget is on target with the fiscal year being 67% completed. There is a small surplus due to additional money received from marina slip rentals that had not been budgeted for.

- Reserve Account – The annual collection to replenish the Reserve Account is \$150,000.00 which may have to be increased again this year due to recent expenditures. These funds have been recently used to repair or replace roofs, pavement, concrete, marina, and painting.

COMMITTEE REPORTS

Marina Committee – Jim Bausell (See Attached Report), Steve provided report.

- A copy of the report will be placed on the website.
- There are currently 8 slips available.
- There is no floating dock space available. A waiting list has been developed.
- There were no leaks when the marina water was turned on.
- In exchange for a docking fee, a reception will be hosted for Shearwater on 3/31. Details will follow.

Landscape Committee – Jim Nunneley (See Attached Report)

- A copy of the report will be placed on the website.
- Several leaning trees were removed on the west side of the bank.
- Bartlett Tree Service performs an inspection of the community trees twice a year and provides any trimming or removal services as needed. Trees are an asset to the Shearwater community. A lot of pruning has been performed around buildings 15 & 16 and 7 & 8. The Association has been instructed by the City of Annapolis not to prune the Sycamore Trees on the water side of the buildings. A plan was submitted to the City of Annapolis to remove the Sycamore Trees and replace with lower growing shrubs, but the plan was disapproved. In the past the Committee has been approved to thin out the trees along the waters side of buildings 15 & 16. The Committee will look into doing this again.
- Spring is just around the corner and fertilizing, aerating, mulching will soon begin. Some small bedding plants will need to be replaced.

Pool and Activities Committee – No Chairperson

- No report submitted
- Lois McGovern did a great job as chairperson last year. The Board is looking for a volunteer to help with the opening of the pool. Someone is available to during the height of the season.

RESULTS OF THE ELECTION:

The following were elected as Board Members to serve a two year term: Jay Harrison, Marc Hayes, Shaila Aery and Jim Behrens.

NEW BUSINESS:

- A homeowner complained of the drastic change that was made to the railings at unit 16A. Steve explained that these changes were approved by the Board and were to serve as a “test case” for homeowners to view and comment. The Architectural Committee would not accept this alteration and did not condone the change. The Architectural Committee felt that the railings did not conform to the architectural integrity of the community. The Board discussed this matter at the last Board meeting and agreed not to pursue new railings at this time. Don Kadonoff was informed to restore the railings to their original structure. Don Kadonoff informed the Board that he just received notification to restore the railings and was not prepared to discuss the situation at this meeting. He will attend the next meeting to discuss the railing situation. Don proposed that a notice be posted with a scheduled date and time for homeowners to view the change and he can explain the change and why it was done. This request will be proposed at the next Board meeting. A homeowner suggested that in the future a letter be forwarded to all homeowners informing them of any process of this sort.
- A request was made to install railings on the two steps leading to building 11 and also near the dock by building 11. The homeowner informed the Board that she has made several written and verbal requests, but has not received any response to this request. The Board has no knowledge of this request. They will look into the possibility of installing these railings.
- Jay Harrison moved to hold a meeting on 4/16/07 to discuss the railing issues. Shaila Aery seconded the motion and it carried unanimously. The Architectural Committee will be requested to attend this meeting.

- A request was made to change the building lights from photo cells to timers. The Board believes that this is being conducted over a period of time. Some buildings currently have CFL's. Brodie Management will research to see which buildings have been completed.
- Michael Yerman and Jay Harrison thanked Steve Snyder for his time served on the Board and overseeing some of the larger projects over the past couple of years such as roofing, siding, painting and erosion.

NEXT BOARD MEETING:

The next Board of Directors Meeting is scheduled for Monday, April 16th.

ADJOURNMENT:

With no further business to discuss Jay Harrison moved to adjourn the meeting. Marc Hayes seconded the motion and the meeting was adjourned at 8:03 P.M.

Respectfully Submitted,

Sherri Kennedy, Recording Secretary

Approved: _____

Date: _____

SHEARWATER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS ORGANIZATIONAL MEETING
MARCH 19, 2007

PRESENT: Marc Hayes
 Harvey Paskin
 Jim Nunneley
 Jay Harrison
 Shaila Aery
 Fern Sargent

MEMBERS ABSENT: Jim Behrens

ALSO PRESENT: Troy Painter, Brodie Management
 Heather Gummel, Brodie Management
 Sherri Kennedy, Recording Secretary

Call to Order

The Shearwater Condominium Organizational Meeting was called to order at 8:05 P.M. The meeting was held at the Shearwater Clubhouse.

Marc Hayes moved that members maintain their previous positions, with the exception of Jay Harrison who was nominated to serve as President, Fern Sargent who was nominated to serve as Vice-President and Jim Behrens who was nominated to serve as Director. All nominations were accepted. Shaila Aery seconded the motion and it carried unanimously.

<u>Member</u>	<u>Term</u>
Jay Harrison, President/Website Coordinator	2 years
Fern Sargent, Vice President	1 year
Harvey Paskin, Treasurer	1 year
Marc Hayes, Secretary	2 year
Jim Nunneley, Director/Grounds & Landscape Committee Chairperson	1 year
Shaila Aery, Director	1 year
Jim Behrens, Director	2 years

NEW BUSINESS

- Jay Harrison would like to have interim discussions between meetings via e-mail on any relevant issues.
- Jay Harrison will respond one time to an initial e-mail from a homeowner. If there is any further discussion required than the homeowner will be invited to attend the next Board meeting to discuss.

NEXT BOARD MEETING:

The next Board of Directors Meeting is scheduled for Monday, April 16th.

ADJOURNMENT:

With no further business to discuss the meeting was adjourned at 8:15 P.M.

Respectfully Submitted,

Sherri Kennedy, Recording Secretary

Approved: _____

Date: _____