

SHEARWATER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 19, 2005

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

ABSENT: Harvey Paskin, Treasurer

ALSO PRESENT: Jim Bausell, Dockmaster
Fern and Ian Sargent, Unit 7B2
Dennis Sesplankis, Brodie Management
Sherri Kennedy, Recording Secretary

Steve Snyder, President, called the Board Meeting of the Shearwater Condominium Association to order at 7:00 P.M. The meeting was held at the Shearwater Clubhouse.

MINUTES:

- Steve Snyder moved to approve the July 18, 2005 Board meeting minutes as submitted. Jay Harrison seconded the motion and it carried unanimously.

PRESIDENT'S REPORT – Steve Snyder:

- No Report submitted

COMMITTEE REPORTS

Marina Committee – Jim Bausell (See Attached Report)

- See attached Dockmaster Report and Marina Assignments.

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

- See attached report to include: Budget Status as of 8/31/05.

MANAGEMENT REPORT – Dennis Sesplankis (See Attached Report):

- See attached report.
- Annapolis Painting has completed the majority of the painting project except for some punch out list items. Once the items on the list have been completed, the remaining balance due of approximately \$11,000.00 will be paid. Bay Country has been contacted regarding some raw wood exposed on buildings 1 and 2.
- Anchor Aquatics submitted a proposal for the 2006 season with a 3% increase from \$17,150.00 to 17,500.00. Brodie Management will contact Anchor Aquatics for pool usage records during the month of September. The Board would also like Anchor Aquatics to submit a cost for additional visits after Labor Day. Approval of this contract was tabled.
- The Board discussed adding additional recycling bins or increasing the number of collection days. The costs of these services will be supplied to the Board.

COMMITTEE REPORTS

Grounds and Landscape Committee Report – Jim Nunneley (See Attached Report)

- See attached report.
- Jim Nunneley reported on the dead pine tree near the racquetball court. Jim Behrens has spoken to the neighbor who has had a survey of the property performed and marked and has determined that the pine tree is in the middle of the property line. Jim Behrens will provide the Board with a copy of the survey.

Architectural Committee – Michael Yerman

- No report provided.

Pool and Activities Committee – Pat Duvall

- Dennis Sesplankis submitted a request from Pat Duvall to issue a \$100.00 bonus to Kaitlin and a \$50.00 bonus to Andrew the lifeguards that provided service at the pool during the season. A motion was made and seconded. A vote was taken and the request was denied 2 to 3. Dennis Sesplankis will inform Pat that a collection could be taken for the lifeguard bonus and there are individuals interested in contributing. It was suggested that the usage log be checked to determine those individuals who used the pool on a regular basis to see if they are interested in contributing.

OLD BUSINESS:

- A response was received from Mr. Harjess, unit 3B2 for a cease and desist notice that was mailed on August 28, 2005 regarding a wrought iron door violation. Ms. Kathleen Harjess will be invited to attend a show cause hearing at the next Board Meeting.

NEW BUSINESS:

- Dennis will solicit two proposals for sidewalk repairs to include mud jacking costs and replacement costs.
- It was reported that a Shearwater homeowner has been supplying his condominium unit to visitors for weekend rentals. The Board is waiting on an opinion from the attorney regarding this matter.
- A copy of the Corporate Services contract was provided outlining the services provided. The Board would like to develop a method of identifying when the company is on site and where time is being spent to determine if the scope of work is adequate or requires expanding. John Guthrie, Sherri Kennedy, Jim Nunneley and Dennis Sesplankis will meet to develop a new contract.
- See attached opinion received from Jonas Brodie emergency access to units in Shearwater. The Board feels that a “Key Buddy Program” should be developed in case of emergency situations. The Board is waiting on an opinion from their attorney regarding this matter.

NEXT BOARD MEETING:

The next Board of Directors meeting is scheduled for Monday, October 17th.

ADJOURNMENT:

With no further business to discuss, Jay Harrison moved to adjourn the meeting. Jim Behrens seconded the motion and it carried unanimously. The meeting was adjourned at 8:05 P.M.

Respectfully Submitted,

Sherri Kennedy, Recording Secretary

Approved: _____

Date: _____