

SHEARWATER CONDOMINIUM ASSOCIATION
EXECUTIVE SESSION – SHOW CAUSE HEARING
OCTOBER 17, 2005

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

ABSENT: Harvey Paskin, Treasurer
Jim Behrens, Vice-President

ALSO PRESENT: Michael Yerman, Architectural Committee Chairperson
Dennis Sesplankis, Brodie Management
Sherri Kennedy, Recording Secretary

SHOW CAUSE HEARING

- Steve Snyder, President, called the Executive Session – Show Cause Hearing to order at 6:40 P.M. The meeting was held at the Shearwater Clubhouse. In accordance with the Maryland Condominium Act, the hearing was called to provide Ms. Kathleen Harjess, unit 3B2, the opportunity to discuss and present evidence regarding the architectural violation on her unit. Unit 3B2 has been found to be in direct violation of the Architectural Guidelines which prohibits wrought iron doors that are less than 80% full view. Ms. Harjess has been sent three notifications regarding this infraction and advising her to cease and desist. As Ms. Harjess was not available to defend herself, the Board voted that since the door does not comply, it must be removed or changed within 30 days. Should the homeowner not comply with this request, the dispute settlement mechanism will take place in accordance with the Association's documents.

With no further business to discuss the Executive Session – Show Cause Hearing was adjourned at 7:00 P.M. and the Board proceeded into the regularly scheduled Board meeting.

SHEARWATER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 17, 2005

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

ABSENT: Harvey Paskin, Treasurer
Jim Behrens, Vice-President

ALSO PRESENT: Jim Bausell, Dockmaster
Michael Yerman, Architectural Committee Chairperson
Dennis Sesplankis, Brodie Management
Sherri Kennedy, Recording Secretary

Steve Snyder, President, called the Board Meeting of the Shearwater Condominium Association to order at 7:05 P.M. The meeting was held at the Shearwater Clubhouse.

MINUTES:

- Jay Harrison moved to approve the September 19, 2005 Board meeting minutes as submitted. Shaila Aery seconded the motion and it carried unanimously.

PRESIDENT'S REPORT – Steve Snyder:

- No Report submitted

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

- See attached report to include: Budget Status as of 9/30/05.
- Received proposals for sidewalk repairs from Charles A. Pastrana & Sons, Inc. for a cost of \$9,710.00. Dennis Sesplankis informed the Board that this work must be performed prior to Thanksgiving if the work is to be completed this year. The Board unanimously voted in favor of having this work done this year.

MANAGEMENT REPORT – Dennis Sesplankis (See Attached Report):

- See attached report.
- The Board reported that the newly installed antenna is working great. Gate Tech recommended installing a photoelectric eye for safety reasons at a cost of \$500 - \$600. The Board believes that this device is already present. John Guthrie with Corporate Services will inspect the gate to determine if a photoelectric eye is present.
- Dennis Sesplankis will ask attorney, Fred Sussman, if the responses to the Board's questions could be interpreted through the Association's documents.
- Jay Harrison moved, on a trial basis, to increase the recycling totes from 6 to 8 with a cost increase from \$192.00 per month to \$247.00 per month.
- Oyster path – Jim Nunneley has researched a possible method of oyster path shell containment. This would involve installing an 8" steel edging along both sides of the oyster path which would require about 1900' of steel edging, costing about \$4,000.00 plus labor. The Board feels that this is a low priority on the list of repairs. Andinos will be asked to edge the pathway more frequently. John Guthrie will be asked to provide his solution on containing the oyster shells on the pathway.

COMMITTEE REPORTS

Marina Committee – Jim Bausell (See Attached Report)

- See attached Dockmaster Report and Marina Assignments.
- Jay Harrison moved to change the guest slip usage/rental policy as recommended by the Marina Committee: Each unit owner or resident is permitted a maximum of 2 free guest slip nights per 30-day period. All other guest slip nights are billed at \$20.00 each night per slip. From the week before the first boat show through the week after the last boat show, all guest slips are billed at

\$50.00 per night after the 2 free slip night maximum is reached for the 30-day period. Guest boats that intend to be exhibited in any boat show will not be permitted to occupy a guest slip at any time. Shaila Aery seconded the motion and it carried unanimously.

- Dennis Sesplankis will provide Jim Bausell with the address for kayak owner Scudi.

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

- See attached report.
- Jim Nunneley reported that the dead pine tree near the racquetball court was cut down by the neighboring homeowner. The debris will be removed within one week. It was also noted that there is another dead tree next to the one that was removed.

Architectural Committee – Michael Yerman

- No new business to report.

Pool and Activities Committee – Pat Duvall

- No report provided.

OLD BUSINESS:

- “Buddy Key Program” – Attorney Fred Sussman does not recommend management maintaining keys for individual units. A list of unit owners with neighboring keys will be developed for management and the Board in case of emergency situations.
- An estimate will be solicited to blow out the HVAC condensation lines and will forward to the Board as soon as possible.
- Short-term rentals – The Association’s documents state that a unit may not be rented for a period of less than six months. A letter, citing the Association Documents, will be forwarded to unit 14B2 advising them that all short term leasing of less than six months must be requested and approved by the Board.

NEW BUSINESS:

- Dennis Sesplankis will draft a general letter to be mailed to homeowners that will raise awareness of key maintenance issues including: aging water heaters, inspecting the catch tray under the heater, inspecting the metal jacketed hoses of washers, inspecting the humidifier and knowing where the water cut off valve is for individual units. The letter will also include information about the development of the “Buddy Key Program” that advises homeowners to provide a copy of a key to a willing neighbor in case an emergency situation arises. The buddy key information should be supplied to management so that this information can be kept on file in case of an emergency and it is necessary to gain access to their individual unit.
- The owner manual and e-mail owner list must be updated. Jim Bausell volunteered to provide updated information based on the Marina records. Dennis Sesplankis will forward this information to the Board and Committee members for their review and for necessary updates.

NEXT BOARD MEETING:

The next Board of Directors meeting is scheduled for Monday, November 21st.

ADJOURNMENT:

With no further business to discuss, Jay Harrison moved to adjourn the meeting. Marc Hayes seconded the motion and it carried unanimously. The meeting was adjourned at 8:00 P.M.

Respectfully Submitted,

Sherri Kennedy, Recording Secretary

Approved: _____

Date: _____