

SHEARWATER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 20, 2004

PRESENT: Steve Snyder, President
Jim Behrens, Vice-President
Harvey Paskin, Treasurer
Marc Hayes, Secretary
Jim Nunneley, Director/Landscape & Grounds Committee Chairperson
Peter Gavian, Director

ABSENT: Carroll Stewart, Director

ALSO PRESENT: Michael Yerman, Architectural Committee Chairperson
Jay Harrison, Unit 5B2
Rainette Bannon, Unit 4A2
Wendy Tsai, Unit 8A1
Gerri and Skip Smith, Unit 5B1
Linda and Michael Pohuski, Unit 13A3
Carol Schaake, Unit 1A3
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:

- Harvey Paskin moved to approve the August 16, 2004 Board meeting minutes as submitted. Marc Hayes seconded the motion and it carried unanimously.

PRESIDENT'S REPORT – Steve Snyder:

- Steve Snyder confirmed that all residents that were sent cease and desist notices for exterior shade violations were notified of a potential revision to the rule. Further communication on this issue will be published in the management report. Harvey Paskin will meet with Fred Sussman concerning updating the Association's documents and bringing them into compliance with the Maryland Condominium Law.
- Steve Snyder commended Dennis Sesplankis for his follow up measures with the gutter and roof contractors and arranging for necessary repairs at no additional cost to the Association.

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

- See attached August 31, 2004 Budget Report.
- Approximately \$40,000.00 is owed to the roofing contractor, which is due before March 2005.
- Steve Snyder entertained a motion to accept the Treasurer's Report. Jim Behrens moved to accept the Treasurer's Report. Harvey Paskin seconded the motion and it carried unanimously.

MANAGEMENT REPORT – Dennis Sesplankis (See Attached Report):

- See attached report.
- A meeting has been scheduled on Wednesday, September 29th at 10:00 a.m. with Bay Country Painters, Andino's, Scott Jay of SND Group, Dennis Sesplankis and any Board member that would like to join the meeting to develop a scope of work. Scott Jay has been hired as the construction advisor to oversee the painting job for a cost of \$125.00 an hour. Once a scope of work is developed, Dennis will ask Scott Jay for an approximate timeframe for which he believes will be necessary to perform the job. In addition, a fixed price bid will be requested from Scott Jay. Dennis Sesplankis will forward a copy of the painting contract to all Board members. Dennis Sesplankis advised the Board that work should begin October 1st, but powerwashing may begin earlier.

- Unit 14A1 – Destructive black ants were discovered when installing new windows. Dennis will solicit two proposals to inspect and treat the black ants. A decision will be made by the Board via e-mail.
- Anchor Aquatics contract renews in November. Dennis Sesplankis will advise Anchor that the Board does not wish to renew the contract at this time and inquire as to whether there will be a price change for delayed signing. Dennis Sesplankis will solicit additional proposals.

COMMITTEE REPORTS

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

- See attached report.
- Jim Nunneley will ask Richards Tree Service to inspect the large Oak Tree at the front of Building 1 to determine if it is sound.

Marina Committee – Jim Bausell (See Attached Report)

- See attached report.

Architectural Committee – Michael Yerman (Report on File)

- See report on file.

Pool and Activities Committee – Jim Behrens on behalf of Carroll Stewart (See Attached Report):

- Pool is closed for the season. Anchor Aquatics will schedule winterization and final closing of the pool.
- The pool door must be re-secured to enable proper locking.

OPEN FORUM:

- Rainette Bannon – Complained about the disrepair of the tennis courts. The Board received an estimate about a year ago to resurface the courts for a cost of approximately \$75,000.00 with an option of crack repairing for approximately \$5,000.00. The Board felt that roof replacement and building painting were a priority maintenance item. Dennis Sesplankis will solicit proposals to bring at least one court up to playing standards.
- Gerri Smith – Filed a complaint about inadequate edging along the walkways and oyster shell paths.
- Discussion ensued concerning the replacement of the decks and railings. Dennis Sesplankis will solicit an opinion from Scott Jay on replacement options for decks, railings and oyster shell paths. The Board would like Scott Jay to inform them whether the decks and railings require replacement.
- Mike and Carol Pohuski (see attached maintenance issues) – Item #1 regarding a leak – If Ryan Jilson can not make the repairs Dennis Sesplankis will have Scott Jay investigate the problem. Item #2 regarding a parking area light – John Guthrie will replace the light with the same brand that is in the other surrounding parking lights.

OLD BUSINESS:

- No old business discussed.

NEW BUSINESS:

- No new business discussed.

NEXT BOARD MEETING:

The next Board of Directors Meeting will be Monday, October 18th.

ADJOURNMENT:

With no further business to discuss, Peter Gavian moved to adjourn the meeting. Jim Behrens seconded the motion and it carried unanimously. The meeting was adjourned at 8:25 P.M.

Respectfully Submitted,

Approved: _____

Sherri Kennedy, Recording Secretary

Date: _____

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