

SHEARWATER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 18, 2004

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

ALSO PRESENT: Jay Harrison, Unit 5B2
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:

- Jim Behrens moved to approve the September 20, 2004 Board meeting minutes as submitted. Peter Gavian seconded the motion and it carried unanimously.

PRESIDENT'S REPORT – Steve Snyder:

- Items to be discussed under New Business

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

- See attached Budget Status Report as of September 30, 2004
- A more detailed account of painting costs will be available at the next meeting so the Board can decide whether to make a payment to the roofer prior to March to avoid two lump sum payments to the roofer and painter, as well as save on interest payment to the roofer.
- Steve Snyder entertained a motion to accept the Treasurer's Report. Marc Hayes moved to accept the Treasurer's Report. Jim Behrens seconded the motion and it carried unanimously.

MANAGEMENT REPORT – Dennis Sesplankis (See Attached Report):

- See attached report.
- 1b – Powerwashing and painting has begun. Buildings 1 and 2 have been powerwashed. All doors on Buildings 1 and 2 that were accessible were painted as well. Owners in buildings 5 and 6 are not happy with the painting because they feel it looks one color in the day and a different color at night. Also, buildings 5 and 6 complained about seeing the brush strokes and paint on the knockers. Steve Snyder explained that only the first coat of paint has been applied. The painter has caulked some open holes. Dennis Sesplankis further reported that the contractor would be using scaffolding to powerwash some of the higher portions of the building. Steve Snyder reported that Carol Schaake, 1A3, forwarded a letter to the Board concerning incomplete powerwashing of the higher portions of the buildings, inquiring about sanding and provided other good comments regarding the job. Ms. Schaake will be informed that the contractor is scheduled to return with scaffolding to powerwash the upper portion of the buildings and that sanding is not included in the contract. A status update will be posted on each building to keep homeowners abreast of the project phase. It was reported that the door at 6A1 must be painted and John Guthrie should be contacted to see if keys are available for unit 12A3 to coordinate door painting since the owners are out of town frequently. The Board advised Dennis Sesplankis that, according to the posted notice, several homeowners left notes on their doors for painting and service was not received. In general the Board has been very happy with the powerwashing and the job performance. Discussion ensued regarding placing powerwashing on a regular maintenance schedule.

- 2a – Dennis Sesplankis has developed an agreement with Lowry’s Towing to provide towing services for Shearwater. Dennis Sesplankis reported that the homeowners are responsible for payment directly to Lowry’s, however the Association will be billed \$350.00 for any vehicle stored for longer than 30 days as it is considered abandoned. Dennis Sesplankis will obtain the cost for towing homeowner’s vehicles so it may be publicized.
- 2d – Dennis Sesplankis was instructed to forward a certified letter to Anchor Aquatics advising them that the Board does not wish the contract so automatically renew and that they will be informed once the Board has made a decision on this matter. Dennis Sesplankis will request a proposal from American Pools and Anchor Aquatics will be asked to re-submit a proposal for the upcoming season.
- 2e – The management report will include language informing the homeowners that the Board is considering a change to the rules that will permit outdoor deck blinds and advise them that further information concerning this matter will be forwarded to them. The Board discussed changing the current Architectural Rule regarding outdoor blinds and separating it to read: (A) The hanging of clothes or laundry will not be permitted on any deck or balcony and (B) Outside blinds compliant with the Architectural Review Committee standard and used according to those standards are acceptable.

COMMITTEE REPORTS

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

- See attached report.
- Andino’s has performed aeration throughout the community and has completed weeding and edging of the oyster shell paths. The cost to trim the trees away from the buildings is \$4,000.00, which is part of the painting budget.

Marina Committee – Jim Bausell (See Attached Report)

- See attached report.
- It was reported at the meeting that the top portion of one of the “No Anchoring” signs must be re-secured to the piling.

Architectural Committee – Michael Yerman (See Attached Reports)

- See attached reports from 9/20/04 and 10/05/04.

Pool and Activities Committee

- No report provided.

OLD BUSINESS:

- Harvey Paskin reported that he attended a public hearing to discuss the re-zoning of the development of the bus depot and that the committee received support from the neighbors. The Planning Commission has made its first approval to change the zoning.

NEW BUSINESS:

- Complaints have been received regarding a homeowner displaying political signs. Brodie Management provided the Board with a copy of the Maryland Condominium Act 11 – 111.2 concerning the restrictions on displaying candidate signs and propositions. The homeowner in question is within the guidelines of this act and is not in any violation.
- Steve Snyder informed the Board that Brodie Management has been served a lawsuit for past due payment to Elite Custom Builders of \$6,300.00 for roof repairs performed at Shearwater. An employee of Brodie Management contacted Elite Custom Builders in November of 2003 to make emergency roof repairs, with the work being performed in March of 2004. Steve Snyder has spoken to Mr. Sussman who feels that Brodie Management was not acting outside the bounds of a business relationship and that the Board would not be able to prove willful misconduct. Mr. Sussman’s recommendation is to negotiate a lower price with Elite Custom Builders and split the payment with Brodie Management. The Board does not have any information stating what work was performed. Steve Snyder will speak to Jonas Brodie regarding the status of this situation.

- Harvey Paskin moved to amend Brodie Management’s contract to place a financial limitation on spending without Board approval. Peter Gavian seconded the motion and it carried unanimously. Jonas Brodie will draft an amendment for Board signature stating that the Board approves any capital expenditure and that any uncontracted non-capital expense in excess of \$2,000.00 requires prior concurrence of the President, Vice-President or Treasurer.
- Harvey Paskin reported that a meeting would be held at 8:00p.m. on 10/19/04 at city hall to discuss the proposed addition of boat launching and docking areas at Truxton Park.

NEXT BOARD MEETING:

The next Board of Directors Meeting will be Monday, November 15th.

ADJOURNMENT:

With no further business to discuss, Jim Nunneley moved to adjourn the meeting. Jim Behrens seconded the motion and it carried unanimously. The meeting was adjourned at 9:00 P.M.

Respectfully Submitted,

Approved: _____

Sherri Kennedy, Recording Secretary

Date: _____