

SHEARWATER CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
NOVEMBER 15, 2004

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

ABSENT: Harvey Paskin, Treasurer  
Peter Gavian, Director

ALSO PRESENT: John Guthrie, Corporate Services  
Dennis Sesplankis, Brodie Management  
Sherri Kennedy, Recording Secretary

Steve Snyder, President, called the Board Meeting of the Shearwater Condominium Association to order at 7:10 P.M. The meeting was held at the Shearwater Clubhouse.

**MINUTES:**

- Jim Behrens moved to approve the October 18, 2004 Board meeting minutes as submitted. Jim Nunneley seconded the motion and it carried unanimously.

**PRESIDENT'S REPORT – Steve Snyder:**

- Steve Snyder provided an update regarding the lawsuit that was served to Brodie Management for past due payment to Elite Custom Builders of \$6,300.00 for roof repairs performed at Shearwater. As previously discussed, 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. As recommended by Mr. Sussman, Jonas Brodie has negotiated with Elite Custom Builders and was able to reduce the invoice to \$5,500.00. The invoice states that roof repairs were performed to all buildings except buildings 15 and 16. Jonas Brodie has agreed to pay \$1,500.00 of this invoice and Shearwater must pay the remaining balance of \$4,000.00. Discussion ensued. Jim Behrens moved to pay Elite Custom Builders \$4,000.00 with Brodie Management paying the remaining negotiated balance of \$1,500.00. Marc Hayes seconded the motion and the vote passed 4 to 1 with Jim Nunneley opposing the vote. Jim Nunneley did not contest payment to the contractor, however he did not agree with the payment split between Shearwater and Brodie Management.
- John Guthrie of Corporate Services was present to discuss concerns raised about building, parking and landscape lighting. John Guthrie explained that the parking area and landscape lights are controlled by timers and are manually adjusted according to the time of sunrise and sunset. John Guthrie understands the importance of correctly timing these lights and will ensure that it is done appropriately. John Guthrie further explained that the building lights are controlled by light sensitive sensors that are located on the roof except for buildings 15 and 16 where each individual light has its' own sensor. The Board instructed John Guthrie to replace the roof sensors with manual timers when the sensors require replacement so that there will eventually be continuity of the timing of the lights throughout the community.
- John Guthrie informed the Board about a raccoon that created a hole under the roof overhang and entered unit 14A3 and died. Corporate Services located and removed several raccoon nests and the dead raccoon. The roof access was sealed off and general clean up was performed. Duct Busters was contacted and will be supplying Brodie Management with a proposal to perform appropriate cleaning, as the unit is uninhabitable at this time.
- Steve Snyder informed John Guthrie that he receives many compliments from residents about his helpfulness and his positive attitude and work ethic.

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

- See attached Budget Status Report as of October 31, 2004
- The cost of \$1,005.00 to replace landscape timbers at unit 10 will be transferred from the operating budget to the reserve account.
- The painters are waiting on a lift to complete the powerwashing and painting of buildings 1 and 2. The current cost for wood replacement on buildings 1 and 2 is \$3,800.00. Dennis Sesplankis will inquire as to what the remaining portion of the structure that requires wood replacement. Buildings 1 and 2 are supposed to be completed by the end of November, but will more than likely go into December. The Board will re-evaluate the contract and meet with the owner in the spring.
- 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.
- 2a – Brodie Management has supplied Nationwide Insurance with a copy of the appraisal for the damage to the Deodor Cedar at the entrance so they may seek restitution from the vehicle owner or their insurance carrier. The tree will not be removed until this matter has been resolved.
- 2e – During a conversation with Nationwide Insurance Brodie Management was informed that buildings 1 and 2 do not have flood insurance and that buildings 7 and 8 do have flood insurance. Jim Behrens believes that the insurance agent has supplied incorrect information. Jim Behrens will work with Dennis Sesplankis to determine adequate insurance coverage and look into the possibility of soliciting other insurance proposals.
- 2f – Dennis Sesplankis and Steve Snyder have met with the owners of unit 7A who would like to perform some renovational repairs, but prior to the commencement of work, would like to ensure that the drainage repairs made to building 7 have been completed properly. An engineer will be asked to supply an expert opinion and determine if the resolution is adequate.

**COMMITTEE REPORTS**

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

- See attached report.

**Marina Committee – Jim Bausell (See Attached Report)**

- See attached report.

**Architectural Committee – Michael Yerman**

- No report provided.

**Pool and Activities Committee**

- No report provided.

**OLD BUSINESS:**

- Truxton Park – The City will be contacted and informed that Shearwater would like to establish a committee and are willing to supply volunteers to work in this committee to determine the feasibility of the proposed boat launching and docking areas. The Board will post notices and place information on the website encouraging homeowners to get involved in this matter. Jim Behrens will request that their alderman attend the January Board meeting to discuss this matter further.

**NEW BUSINESS:**

- Dennis Sesplankis will research to determine whether there is an election at the Annual Meeting in March or whether the term extends for a two-year period.

**NEXT BOARD MEETING:**

There will be no Board meeting during the month of December. The next Board of Directors Meeting will be Monday, January 17<sup>th</sup>.

**ADJOURNMENT:**

With no further business to discuss, Jim Behrens moved to adjourn the meeting. Jim Nunneley seconded the motion and it carried unanimously. The meeting was adjourned at 8:55 P.M.

Respectfully Submitted,

Sherri Kennedy, Recording Secretary

Approved: \_\_\_\_\_

Date: \_\_\_\_\_