

SHEARWATER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING/2005 – 2006 BUDGET HEARING
JUNE 20, 2005

PRESENT: Steve Snyder, President
Jim Behrens, Vice-President
Harvey Paskin, Treasurer
Jay Harrison, Director/Website Coordinator
Shaila Aery, Director

ABSENT: Marc Hayes, Secretary
Jim Nunneley, Director/Grounds & Landscape Committee Chairperson

ALSO PRESENT: Jim Bausell, Dockmaster
Skip Smith, Unit 5B1
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 May 16, 2005 Board meeting minutes as submitted. Jay Harrison seconded the motion and it carried unanimously.

PRESIDENT'S REPORT – Steve Snyder:

- The painting and siding project is going smoothly. Just over 90% of the job is completed. Brodie is in the process of scheduling a meeting to perform a walkthrough with the contractors to develop a punch out list. This meeting has been put off three times and is tentatively scheduled for Thursday. Don Kadonoff has done a great job on this project. There may be an issue with the painting of the basement and storage doors. The inside of the doors and the trim have not been painted on most of these doors. Jim Bausell and Shaila Aery reported that their front doors have not been painted. These doors will be included on the punch out list and all doors will be inspected during the walk through.

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

- See attached report to include: Budget Status as of 5/31/05.
- Harvey Paskin reported that the operating account is ahead of budget due to more income from the marina than budgeted.
- Harvey Paskin reported that the operating expenses are below budget due to General Maintenance and Repairs. Any year-end surplus will be placed into the Reserve Account.
- The Reserve Account income is higher than expected due to an accumulation of funds from last year. The painting did not begin until this year, also causing an increase in interest income.
- The Association has paid approximately 25,000.00 to Annapolis Painting. There is a remaining balance of approximately \$70,000.00 - \$75,000.00 plus approximately \$30,000.00 for the cost of siding. The total cost of the project is projected to be \$125,000.00.
- The Marina Dock loan balance is approximately \$269,000.00
- An engagement letter has been received from the auditor, Strauss and Associates, with an increase in cost of service from \$950.00 to \$975.00. Harvey Paskin recommends continuing with Strauss and Associates since the firm is familiar with the Association's books and the community. Harvey Paskin will sign the engagement letter.
- As there were no homeowners present to discuss the proposed 2005 – 2006 proposed budget, Steve Snyder entertained a motion to approve the proposed budget as submitted with a 5% increase in the annual assessment. Jim Behrens moved to approve the 2005 – 2006 proposed budget as submitted, Jay Harrison seconded the motion and it carried unanimously. The new budget is effective July 1, 2005.

MANAGEMENT REPORT – Dennis Sesplankis (See Attached Report):

- See attached report.
- BFI was a day behind schedule due to the holiday and the dumpster was overflowing. A reminder will be placed on the website regarding proper bulk trash disposal and encourage homeowners to use the other dumpster, if possible, should this situation occur again.
- 2005/2006 coupons will be mailed out within a week.

COMMITTEE REPORTS

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

- See attached report.
- A proposal has been received from Sigma Engineering to prepare a mitigation plan to remove the existing Sycamore Trees on the water side of Buildings 15 and 16 to be submitted to the City of Annapolis Planning and Zoning to address agency comments, to resubmit plans as required and to coordinate approval for a cost of \$2,800.00. Discussion ensued regarding this matter and due to the status of the Reserve Account and other pressing needs in the community, the Board agreed that prioritization of community projects must occur. Harvey Paskin moved to table this issue until the Reserve Account is in better shape. Jim Behrens seconded the motion and it carried unanimously.

Architectural Committee – Michael Yerman

- No report provided.

Pool and Activities Committee – Pat Duvall

- No report provided.
- Dennis Sesplankis reported that everything seems to be running smoothly.

Marina Committee – Jim Bausell (See Attached Report)

- See attached report.
- The piling replacement has been completed. The total cost will be no more than \$3,000.00 and the Association will be responsible for 1/3 of the invoice (\$1,000.00).

OLD BUSINESS:

- No old business to discuss.

NEW BUSINESS:

- Discussion ensued regarding a comment received about the lack of communication from the Board since a newsletter is no longer distributed. The homeowner will be informed that there are no plans for the distribution of a newsletter and that the Board provides communication through the community website and the two bulletin boards placed centrally in the community. There was also an additional concern from this homeowner for updating the Service Booklet. The Board agreed that the homeowner may volunteer to take on this task and when it is completed the information will be placed on the website.
- Dennis Sesplankis will contact BFI to order two new recycling cans since the lids are broken on two of the cans.

NEXT BOARD MEETING:

The next Board of Directors meeting is scheduled for Monday, July 18th. There will be no meeting scheduled during the month of August.

ADJOURNMENT:

With no further business to discuss, Jim Behrens moved to adjourn the meeting. Shaila Aery seconded the motion and it carried unanimously. The meeting was adjourned at 7:30 P.M.

Respectfully Submitted,

Sherri Kennedy, Recording Secretary

Approved: _____

Date: _____