

SHEARWATER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 21, 2005

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

ALSO PRESENT: Fern and Ian Sargent, Unit 7B2
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:

- Jay Harrison moved to approve the October 17, 2005 Board meeting minutes as submitted. Marc Hayes 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 10/31/05.
- The marina income should start coming in during the month of January. Approximately \$20,000.00 will be transferred to the Reserve Account.
- Future reports will include the loan balance.
- The Association is financially on track.
- Jim Behrens moved to accept the Treasurer's Report. Marc Hayes seconded the motion and it carried unanimously.

MANAGEMENT REPORT – Dennis Sesplankis (See Attached Report):

- See attached report.
- Dennis Sesplankis is working with Jim Bausell to schedule the winterization of the water lines at the Marina. Two proposals were received: Scardina Plumbing for \$2,570.00 and R. E. Robertson for \$1,658.00. R. E. Robertson performed this service last year. Jim Bausell has also spoken to John Guthrie of Corporate Services about providing this service.
- Economy Pest Control submitted a contract, with no increase, for a cost of \$3,022.50 to perform the annual termite inspections. Harvey Paskin moved to accept the Economy Pest Control contract as submitted. Shaila Aery seconded the motion and it carried unanimously.
- The additional recycling bins have been delivered, however they are not marked for appropriate material depositing. Dennis will contact the contractor regarding this matter.
- Ms. Kathleen Harjess, unit 3B2 – The homeowner removed the decorative apparatus on the storm door in an effort to bring the door into compliance, however the wrought iron bars still remain and this does not bring the door within the parameters of acceptability. The Architectural Committee will inspect the door and provide a written response, including a description of the standards for an acceptable storm door. It was noted that there are no specific guidelines pertaining to storm doors on the website. This information will be located and the website will be updated immediately.
- Jim Nunneley and Don Kadonoff will continue to work on having the hot water heater drain lines blown.

COMMITTEE REPORTS

Marina Committee – Jim Bausell (See Attached Report)

- See attached Dockmaster Report.

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

- See attached report.
- Jim Behrens will speak to the neighbor regarding the removal of the large decaying tree near building 4.

Architectural Committee – Michael Yerman

- No report provided.

Pool and Activities Committee – Pat Duvall

- No report provided.

OLD BUSINESS:

- 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 was forwarded to unit 15B3 regarding this matter, however the correct address is 14B2. 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. Jonas Brodie will be asked to provide the Board with his opinion regarding the legal ramifications and any constraints the Board may have concerning the percentage of occupants who are renters versus the percentage who are owners. Jim Nunneley noted that the percentage of renters in a condominium development should be limited because at some point mortgage companies will refuse to underwrite new mortgages.
- Building 7 – Shoreline erosion – Dennis reported that the person that he and Pat Duvall met with had a family member come down with a terminal illness and he will be out of town indefinitely. He notified Dennis Sesplankis and informed him that he will be turning over the project to the Salisbury office. A representative from the Salisbury office contacted Dennis Sesplankis about a week ago to arrange for access to the community so that the survey could be performed. Dennis Sesplankis will follow up on this matter.

NEW BUSINESS:

- A notice will be developed and posted advising unit owners of the four Board positions that will be up for election in March. Jay Harrison agreed to chair the Nominating Committee.

NEXT BOARD MEETING:

The next Board of Directors meeting is scheduled for Monday, January 16, 2006.

ADJOURNMENT:

With no further business to discuss, Marc Hayes moved to adjourn the meeting. Jim Nunneley seconded the motion and it carried unanimously. The meeting was adjourned at 7:50 P.M.

Respectfully Submitted,

Sherri Kennedy, Recording Secretary

Approved: _____

Date: _____