

SHEARWATER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 17, 2006

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

MEMBERS ABSENT: Jim Behrens, Vice-President
Harvey Paskin, Treasurer

ALSO PRESENT: See sign in sheet
Dennis Sesplankis, Brodie Management
Sherri Kennedy, Recording Secretary

Call to Order

Steve Snyder, President, called the Shearwater Condominium Annual Meeting to order at 7:00 P.M. The meeting was held at the Shearwater Clubhouse. Steve Snyder welcomed the homeowners and introduced the Board members and the Brodie Management representatives.

Roll Call and Certification of Proxies

Steve Snyder informed the members that the proxies were certified and a quorum was present with a total of 57% of the membership present in person or by proxy.

Proof of Notice of Meeting

In accordance with Article 4, Section 5 of the Association's Bylaws a notice of the meeting was mailed to all homeowners and reminders were posted as well.

Approval of the Minutes:

A copy of the March 21, 2005 Annual Meeting Minutes were provided. No action was taken.

Introduction of Candidates

The candidates introduced themselves.

Call for Nominations from the Floor

There were no nominations from the floor.

Voting and Collection of Ballots

Votes were cast and Ballots were collected.

Election or Appointment of Election Inspectors

Brodie Management collected the ballots and calculated the votes.

President's Report – Steve Snyder:

- Steve Snyder reported that several capital projects were completed including: new roofs, extensive siding replacement/repairs, painting, sidewalk repairs and washing the awnings.
- The process has begun to repair the erosion problem behind buildings 7 and 8. The hearing signs have been erected at the entrance to the community.
- The Reserve Fund is not adequate and must be replenished.
- Some future costly concerns are: consideration for pool decking and pump, upgrading/replacing the lighting and replacement of the decks and railings.
- Steve Snyder encouraged homeowners to get involved and volunteer their time and expertise.
- Lois McGovern has volunteered to act as the Pool Chairman.
- Donna Fox is organizing the BBQ social which is scheduled for May 6th.

TREASURER’S REPORT – Harvey Paskin (See Attached Report) Review provided by Steve Snyder:

- See Attached Report
- The Operating Budget is on target. The Association is over budget on snow removal but under budget in maintenance, repairs and supplies.
- There were no leaks when the marina water was turned on.
- The Board will decide on the monthly fee increase effective 1 July. Part of the increase will be used to augment the Reserve Account.

MANAGEMENT REPORT – Dennis Sesplankis

- Adjustments were made to Corporate Services’ contract.
- Asked homeowners not to re-locate any of the recycling bins.
- Approximately one month ago there were two attempted vehicle thefts. Dennis Sesplankis will contact the police to request periodic policing of the neighborhood.
- Discussion ensued regarding renters. It is required that all homeowners provide Brodie Management with a copy of their lease agreement to be kept on file. Dennis Sesplankis will research to see if the Board can require a signature from the renters stating that they have received the documents and will comply with the rules. No parking stickers will be issued for renters until a lease agreement is on file and updated.

COMMITTEE REPORTS

Marina Committee – Jim Bausell (See Attached Report)

- Report reviewed and submitted

Landscape Committee – Jim Nunneley (See Attached Report)

- Report reviewed and submitted
- Watering of new plantings will occur on an as needed basis.

Pool and Activities Committee – Lois McGovern

- No report submitted

RESULTS OF THE ELECTION:

The following owners were elected as Board Members: Jim Nunneley, Harvey Paskin, Fern Sargent and Steve Snyder.

NEW BUSINESS:

- Some unit owners felt that Brodie Management was unresponsive. E-mails and phone calls were made with no response or follow up. One complaint was the focus of a light across from building 13 and a light out next to building 13. Unit 1A1 reported an ant infestation and contacted Brodie Management on two occasions, but has not received a response. Dennis Sesplankis informed the homeowner of 1A1 that a termite inspection was just performed and there were no problems of this sort noted on the report. He informed the unit owner that ant infestations are the responsibility of the homeowner to resolve and recommendations were provided by other homeowners. Dennis Sesplankis apologized about the alleged unresponsiveness of Brodie Management and will look into these matters.
- Discussion ensued regarding the timeliness of Corporate Services correcting deficiencies. Brodie will discuss with Corporate Services the possibility of expanding their contract or consider looking for a back up contractor.

NEXT BOARD MEETING:

The next Board of Directors Meeting is scheduled for Monday, May 15th.

ADJOURNMENT:

With no further business to discuss the meeting was adjourned at 8:25 P.M.

Respectfully Submitted,

Sherri Kennedy, Recording Secretary

Approved: _____

Date: _____

SHEARWATER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS ORGANIZATIONAL MEETING
APRIL 17, 2006

PRESENT: Steve Snyder
Marc Hayes
Jim Nunneley
Jay Harrison
Shaila Aery
Fern Sargent

MEMBERS ABSENT: Harvey Paskin

ALSO PRESENT: Dennis Sesplankis, Brodie Management
Sherri Kennedy, Recording Secretary

Call to Order

The Shearwater Condominium Organizational Meeting was called to order at 8:30 P.M. The meeting was held at the Shearwater Clubhouse.

Marc Hayes moved that members maintain their previous positions, with the exception of Jay Harrison who will serve as Vice President and Fern Sargent will serve as Director. Jay Harrison seconded the motion and it carried unanimously.

<u>Member</u>	<u>Term</u>
Steve Snyder, President	2 years
Jay Harrison, Vice President/Website Coordinator	1 year
Harvey Paskin, Treasurer	2 years
Marc Hayes, Secretary	1 year
Jim Nunneley, Director/Grounds & Landscape Committee Chairperson	2 years
Shaila Aery, Director	1 year
Fern Sargent, Director	2 years

NEXT BOARD MEETING:

The next Board of Directors Meeting is scheduled for Monday, May 15th.

ADJOURNMENT:

With no further business to discuss the meeting was adjourned at 8:35 P.M.

Respectfully Submitted,

Sherri Kennedy, Recording Secretary

Approved: _____

Date: _____