

SHEARWATER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 19, 2006

PRESENT: Steve Snyder, President
Jay Harrison, Vice-President/Website Coordinator
Harvey Paskin, Treasurer
Marc Hayes, Secretary
Fern Sargent, Director

MEMBERS ABSENT: Jim Nunneley, Director/Grounds & Landscape Committee Chairperson
Shaila Aery, Director

ALSO PRESENT: 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:

- Fern Sargent moved to approve the May 15, 2006 Board meeting minutes as amended Jay Harrison seconded the motion and it carried unanimously.

PRESIDENT'S REPORT – Steve Snyder:

- Marc Hayes moved to increase the annual assessment 6% effective 7/1/06. Jay Harrison seconded the motion and it carried unanimously.

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

- See attached report to include: Budget Status as of 5/31/06 and Proposed FY 2006-2007 Budget.
- Railings and Decks – Don Kadonoff has suggested that the Board consider President Point's solution to railing replacement. President Point installed two cast iron 4" wide X_" thick railings. A solution for deck designs will also be considered since it is nearly impossible to purchase the same type of deck boards. Discussion ensued as to the responsible party of replacing and repairing the decks. A legal opinion will be solicited on this matter.
- Fern Sargent moved to accept the Treasurer's Report. Jay Harrison seconded the motion and it carried unanimously.

MANAGEMENT REPORT – Dennis Sesplankis (See Attached Report):

- See attached report.
- The Board received a proposal from Economy Pest to spray the perimeter of the buildings for insects for a cost of \$185.00 per building or \$85.00 per unit for internal spraying. There are no guarantees with this service. Harvey moved not to accept the proposal for perimeter spraying since there are no guarantees. Internal spraying is the responsibility of the unit owner/renter. Marc Hayes seconded the motion and it carried unanimously.
- Lifeguard issues have been resolved.
- Rental units – Dennis Sesplankis will solicit a legal opinion from Jonas Brodie regarding rental units, specifically relating to the Maryland Condominium Act.
- Jack Hutchison, State Farm Insurance, over estimated in some instances, so the Association will receive some small refunds. The budgeted increase in flood insurance was 30% and the budgeted increase in liability insurance was 14%.

COMMITTEE REPORTS:

Marina Committee – Jim Bausell (See Attached Report)

- See attached report
- Outstanding maintenance issues – Stenciling slip numbers along the cove seawall has been completed.

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

- See attached report
- It was noted that the Cherry trees around the clubhouse need to be limbed up. Dennis Sesplankis will bring this to Jim Nunneley’s attention.

Architectural Committee – Michael Yerman

- No report provided.

Pool and Activities Committee – Lois McGovern

- No report provided

OLD BUSINESS:

- No old business

NEW BUSINESS:

- Tennis Courts – The Board would like to look into the actions necessary to bring the tennis courts into playable conditions. Dennis Sesplankis will solicit proposals for options, other than re-surfacing. Andino’s will weed the tennis courts and Corporate Services will tighten the nets.
- Poor lighting – During a lighting inspection it was noted that additional lights were needed between buildings 15 and 16 and in front of building 8. Dennis Sesplankis will follow up on the status of the installation of these light fixtures and update the Board at their next Board meeting.
- Harvey Paskin moved to reduce the number of Board meetings to five meetings a year to occur during the months of January, March, June, September and November. Marc Hayes seconded the motion and it carried unanimously.

NEXT BOARD MEETING:

The next Board of Directors meeting is scheduled for Monday, September 18, 2006.

ADJOURNMENT:

With no further business to discuss, Jay Harrison moved to adjourn the meeting. Fern Sargent seconded the motion and it carried unanimously. The meeting was adjourned at 7:45 P.M.

Respectfully Submitted,

Sherri Kennedy, Recording Secretary

Approved: _____

Date: _____