

SHEARWATER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 18, 2006

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

MEMBERS ABSENT: Marc Hayes, Secretary

ALSO PRESENT: Ian Sargent, Unit 7B2
Don Kadonoff, Unit 16A
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 June 19, 2006 Board meeting minutes as submitted. Fern Sargent 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 8/31/06.
- A question arose about an invoice received in the amount of \$1,799.43 for service performed at slips 32 and 33. The Board was unsure if this was a repair to the two 50 amp breakers or if it was an upgrade from a 30 amp breaker. Harvey Paskin will follow up with Jim Bausell.
- The Association was charged twice in one month for cable television. The Board will wait to see if the Association is billed for September to determine if this matter must be followed up on.
- Shoreline erosion – A deposit of \$28,000.00 has been made to Flood Brothers Marine. The final contract cost for the erosion project is \$42,880.00. At this point the erosion project is the only major reserve expense for the upcoming year.
- 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.
- American Tennis Courts, Inc. submitted a proposal to powerwash the courts, fill all structural cracks, seal and repaint playing lines for a cost of \$10,480.00. This does not include treatment around the fence line. This same work was done approximately 5 years ago. Steve will draft a letter for Brodie Management to forward to the community to determine their interest and usage. The letter will specify that no response will indicate lack of interest. The Board will discuss the options for the tennis court repair once they have received responses to this letter.

COMMITTEE REPORTS:

Marina Committee – Jim Bausell (See Attached Report)

- See attached report.
- #5 of Marina Report – The ownership of the 20' area next to Don Kadonoff's slip will be determined. Don will supply a copy of the deed. If it is determined that the Association owns the 20' section than a payment agreement may be drawn up between Shearwater and Don Kadonoff for the usage of this space.

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

- See attached report.
- Jim Nunneley will solicit proposals for a community irrigation system.
- Jim Nunneley will research alternative materials for the community pathways.
- Jim Nunneley will inspect the new shoots at the front of Building 7.

Architectural Committee – Michael Yerman

- No report provided.

Pool and Activities Committee – Lois McGovern (See Attached Report)

- See attached report.
- Dennis Sesplankis will contact Anchor Aquatics regarding the pool repairs outlined in the report. There are additional concerns that need to be addressed with Anchor Aquatics and should be done so prior to submitting a new season proposal. Dennis Sesplankis will contact Lois McGovern and Anchor Aquatics to request that they attend the next Board meeting to discuss the pool issues.
- Another pool company will be contacted for a proposal for the pool repairs.

OLD BUSINESS:

- Railings and Decks – Please see attached breakdown on costs and options for handrails, A/C deck roofing, pool deck and unit decks. A legal opinion determined that deck replacement is the responsibility of the Association. Jay Harrison moved that Don Kadonoff’s deck be the test deck. Fern Sargent seconded the motion and it carried unanimously. The deck will be replaced using gray tongue and groove composite material and the railing with steel or aluminum. Don Kadonoff will provide a final cost to the Board via e-mail for a cost approval prior to commencement of work. Once this deck is completed it will be available for homeowners to view.
- Roofing – A/C Decks – Please see attached information. Buildings 15, 4 and 7 definitely need to be replaced. Don Kadonoff will negotiate prices based on the number requiring replacement.
- Corporate Services submitted a proposal at a cost of \$770.00 to install light fixtures as requested between buildings 15 and 16 and in front of building 8. The Board approved this proposal and the work will be scheduled.

NEW BUSINESS:

- A request was received from Brenda Woodsmall, unit 14A3, to create a parking area for motor scooters. A bike rack will be placed in the small parking space near the shed for motor scooter parking. Dennis Sesplankis will research the cost to install a rack for the motor scooters and forward these results to the Board by e-mail. Steve Snyder will respond to Brenda Woodsmall.
- Dennis Sesplankis will look contact the trash contractor regarding the missed days of pick-up of the recycling bins.
- It was reported that there were several light bulbs that require replacement and one that needs to be repaired. A walkthrough will be performed.
- It was reported that one or more decks in the community are missing railings. Dennis Sesplankis and Harvey Paskin will perform a property inspection.

NEXT BOARD MEETING:

The next Board of Directors meeting is scheduled for Monday, November 19, 2006.

ADJOURNMENT:

With no further business to discuss, Fern Sargent moved to adjourn the meeting. Jay Harrison seconded the motion and it carried unanimously. The meeting was adjourned at 8:55 P.M.

Respectfully Submitted,

Sherri Kennedy, Recording Secretary

Approved: _____

Date: _____