

SHEARWATER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 20, 2006

PRESENT: Jay Harrison, Vice-President/Website Coordinator
Harvey Paskin, Treasurer
Jim Nunneley, Director/Grounds & Landscape Committee Chairperson

MEMBERS ABSENT: Steve Snyder, President
Marc Hayes, Secretary
Shaila Aery, Director
Fern Sargent, Director

ALSO PRESENT: Joe Riddle, Anchor Aquatics
Jim Bausell, Dockmaster
Don Kadonoff, Unit 16A
Heather Gummel, Brodie Management
Sherri Kennedy, Recording Secretary

Jay Harrison, Vice-President, called the Board Meeting of the Shearwater Condominium Association to order at 7:00 P.M. Due to lack of quorum the meeting was held for informational purposes only. The meeting was held at the Shearwater Clubhouse.

POOL DISCUSSION

- Joe Riddle with Anchor Aquatics was present to discuss comments received from the pool committee at the last Board meeting. The pool representative was not present.
- There seemed to be a language barrier with the guard and the community. The guard was unable to communicate with those acting inappropriately. Mr. Riddle explained that the guard working for Shearwater did not speak fluent English, but was very bright. All guards are fully certified. He further explained that all local pool companies were hiring foreign guards.
- The Pool Committee felt that the supervisor did not spend enough time at the pool. Mr. Riddle explained that the supervisor's job is to review the records of the guard. The Board would like to see better communication between the supervisor, the guard and the Board.
- A new procedure that Anchor Aquatics will be implementing will include three written evaluations a week, of which one must be hand delivered to the contact person.
- American Pool resurfaced the pool. Mr. Riddle did not feel that the pool needed to be resurfaced and felt that the Association needlessly spent money. This service should have also been performed in the spring, not the fall. Don Kadonoff informed the Board that American Pool will re-winterize the pool within the next 2 – 3 weeks. Don Kadonoff will coordinate the winterization date and communicate that information with Anchor Aquatics.
- The Board will make a decision on the 2007 season pool contract within the next 30 days.

MINUTES:

- September 18, 2006 meeting minutes will be approved at the next Board meeting.

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 10/31/06.
- The Marina billing will occur in December and should start to receive payments in January.
- There will be \$5,300.00 capital improvement expenditure in November for the pool repair.

MANAGEMENT REPORT – Dennis Sesplankis (See Attached Report):

- See attached report.
- Heather Gummel is the assistant manager and Natalie Collier is the temporary manager assigned to Shearwater until a full time manager is hired.
- Economy Pest Contract – Renewal of the contract was approved via e-mail at a cost of \$3,022.50.

- Brodie Management did not receive a proposal from American Pools for pool maintenance for the 2007 season. Don Kadonoff will ask American Pools to re-submit the contract.

COMMITTEE REPORTS:

Marina Committee – Jim Bausell (See Attached Report)

- See attached report.
- The marina needs another floating dock. He has 6 people on the waiting list. The Marina Committee will discuss this matter over the winter and make a recommendation to the Board.
- #5 of Marina Report – Jim Bausell has documentation of ownership of the 20' area next to Don Kadonoff's slip. Jim Bausell and Don Kadonoff will review this documentation and it will be brought to the Board only if there is a problem.

Grounds and Landscape Committee Report – Jim Nunneley

- Leaf Removal – Andino's has performed two leaf removals and will be onsite to perform another one once all the leaves have finished dropping.
- The dead plants have been replaced.
- The turf is not in as good of shape as he'd like it to be due to weather. Seeding has been performed as needed and will do the same next year as necessary.
- Bartlett Tree Experts will be onsite tomorrow to perform a tree inspection. They will perform the trimming of the large trees in the community.

Architectural Committee – Michael Yerman

- No report provided.

Pool and Activities Committee – Lois McGovern

- No report provided.

OLD BUSINESS:

- The final cost of the handrails was \$1,115.00
- Don Kadonoff reported that the sample deck railings replacement has been completed and the Architectural Committee is signing off on this alteration. Don Kadonoff will require the number of railings requiring replacement for negotiating purposes. Harvey Paskin will draft a letter to the homeowners regarding the availability of deck railings for voluntary replacement.
- Harvey Paskin reported that with only \$160,000.00 in the reserve account he is not in favor of using the reserve account for cosmetic purposes.
- Don Kadonoff provided samples of decking. It will cost \$11,000.00 for pool deck replacement. John Guthrie will inspect the pool deck to determine if sanding can be performed. Don Kadonoff will speak to John Guthrie regarding this matter.
- It was determined that there was no need for a demo residential deck. The cost for a replacement deck using the tongue and groove alternative is \$4,000.00 for a single and \$8,000.00 for a double.
- Harvey Paskin will draft a letter to homeowners regarding tennis court interest.
- A/C roof decks – Don Kadonoff has received replacement costs, however upon re-inspection he has deemed this an unnecessary replacement at this time. Caulking of the roof area has been performed and the gutters cleared.

NEW BUSINESS:

- The circle parking has considerably gotten worse. Several cars have been noted without stickers and parking violations have been posted on some of the vehicles. It is believed that this is due to an increase in full time residency and possible short term rentals. Need to determine ways to curtail this problem. Heather Gummel will supply the Board with updated sticker information.
- Jim Nunneley feels that there is no sense of community in Shearwater. He would like to see the Association send out newsletters again. He will supply information of a volunteer for this project. Another idea would be to hold socials for new homeowners, possibly once every six months or so. Ron Faulker has offered to host the socials.

NEXT BOARD MEETING:

The next Board of Directors meeting is scheduled for Monday, January 18, 2007.

ADJOURNMENT:

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

Respectfully Submitted,

Approved: _____

Sherri Kennedy, Recording Secretary

Date: _____