

SHEARWATER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS/BUDGET MEETING
SEPTEMBER 17, 2007

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

MEMBERS ABSENT: Jim Behrens, Director/Pool Committee Chairperson
Shaila Aery, Director

ALSO PRESENT: Michael Yerman, Architectural Committee Chairperson, Unit 1A
Connie Cadwell, Unit 16A1
Tina and Scott Ligon, Unit 3A
Rainette Bannon, Unit 4A2
Barbara Britt, Unit 4A
Ian Sargent, Unit 7B2
Skip and Gerri Smith, Unit 5B1
Linda and Michael Pohuski, Unit 13A3
Marie Saccoccio, Unit 11A
Susan MacMillan, Unit 2A
Leona Busija, Brodie Management
Sherri Kennedy, Recording Secretary

Jay Harrison, President, called the Board Meeting of the Shearwater Condominium Association to order at 7:05 P.M. The meeting was held at the Shearwater Clubhouse.

MINUTES:

- Jay Harrison moved to approve the June 18, 2007 Board meeting minutes as submitted Jim Nunneley seconded the motion and it carried unanimously.

PRESIDENT'S REPORT – Jay Harrison:

- Jay Harrison reported that Terry Lee has resigned from Brodie Management. Terry's last day is September 26th. He introduced Leona Busija as the Brodie Management representative. The Board will be discussing this situation after the meeting.
- Jay Harrison reported on the recent crime situation. There were several vehicle break-ins on three separate occasions. Approximately 14 – 15 vehicles were broken into. He asked that the community report any suspicious activity and to report any non working lights.
- The pool party was cancelled due to lack of interest.

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

- See attached report.
- Due to a \$6,000.00 building leak repair, the Maintenance Account is slightly over budget. Other than this, the Operating budget in on track.
- The Association is in the process of paying down the \$275,000.00 loan. Would like to have the loan paid off by December 2008.
- There are no major reserve expenses budgeted for this year.

MANAGEMENT REPORT – Leona Busija (See Attached Report)

- See attached report.
- There are approximately 6 or 7 residents that have not sent in their application for parking passes. It was noted that there is a tenant at unit 7A3 who is not aware of the parking policy. Correspondence will be left at the unit informing the tenant that if proper registration is not completed, their vehicle will be towed. The Board discussed posting warning notices on vehicles in violation on Fridays and Saturdays.

- “Snake Away” will be put down near pier D, the kayak rack, and the cove near the pool to help keep the copperhead snakes away.
- Corporate Services will place a tarp over the building materials at the shed and remove the remaining bulk trash items.
- Corporate Services will be asked to replace the expired pedestal lights on Pier B and repair the down landscape light near building 8 and the disconnected light along the canal by the pool. It was reported that the pool lights were on all day. Corporate Services will inspect and replace the breaker if necessary.

COMMITTEE REPORTS:

Marina Committee – Jim Bausell (See Attached Report)

- See attached report.
- There are currently eleven slips available for lease. It was noted that 10 of these slips will have a revenue impact on the community.
- The new life rings have been ordered at a 50% discount.

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

- See attached report.
- Jim Nunneley reported that 25 – 30 plants were lost due to the drought.
- Jim Nunneley is recommending that an irrigation system for the landscape beds be considered and installed in phases, beginning with the high profile beds. Jim Nunneley will solicit proposals.

Architectural Committee – Michael Yerman

- Michael Yerman reported that the committee approved to permit the installation of a picture window above the sliding doors of the top floor units only. No tinted windows are permitted.
- Several homeowners are waiting on final architectural approval letters from the management company. The approval was granted approximately three weeks ago. Leona will follow-up on this matter.

Pool and Activities Committee – Jim Behrens

- No report provided.

OLD BUSINESS:

- No old business discussed.

NEW BUSINESS:

- Several homeowners suggested bringing back the newsletter. They feel that it brings a sense of community and an opportunity to provide information to the homeowners.
- It was suggested that a notice be forwarded to the homeowners that will encompass several important issues: request for a newsletter volunteer, reminder to walk dogs in the dog walk area, proper bulk trash disposal, appropriate disposal of cardboard boxes, recent crime incidents in the area and maintenance issues including proper cleaning instructions of the condensate pipe.
- Due to the recent crime in the neighborhood, the option of a security officer or off duty police officer was discussed. Jay Harrison will discuss with The Point’s Board President the possibility of sharing this expense. The Board will look into the security options for the community and the costs.
- Skip Smith, unit 5B2 – A pine tree came down and two other trees (Dogwood & Locust) were lost near his building and he wanted to know if there were any plans for replacement. Jim Nunneley reported that tree replacement is done on a case-by-case basis. He intends on having these trees replaced, but is unsure of what they will be replaced with. Jim Nunneley is waiting on a recommended tree replacement report.
- It was reported that the deck of a unit on the top level of building 5 was completely removed and replaced due to a fungal problem causing the wood to break down. Mark Hayes moved to hire a Structural Engineer to visually inspect the top decks, due to their exposure, for safety and provide a recommendation on replacement strategy. Fern Sargent seconded the motion and it carried unanimously. Unit 13A3 has previously requested this type of inspection and their unit will be included in this inspection. Brodie Management will solicit three proposals.

- Susan MacMillan, Unit 2A – She reported that the deck of unit 2A1 has been modified and upon inspection by the Architectural Committee it was noted that it is not in conformity with the Architectural Rules and Regulations. A letter will be forwarded to the homeowner at unit 2A1 informing them that they must bring their deck into compliance.

NEXT BOARD MEETING:

The next Board of Directors meeting is scheduled for Monday, November 19, 2007.

ADJOURNMENT:

With no further business to discuss, Fern Sargent moved to adjourn the meeting. Jim Nunneley seconded the motion and it carried unanimously. The meeting was adjourned at 8:35 P.M.

Respectfully Submitted,

Sherri Kennedy, Recording Secretary

Approved: _____

Date: _____