

SHEARWATER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 21, 2008

PRESENT: Jay Harrison, President/Website Coordinator
Fern Sargent, Vice-President
Tina Ligon, Secretary
Jim Behrens, Director/Pool Committee Chairperson
Shailla Aery, Director
Pat Duval, Director

MEMBERS ABSENT: Harvey Paskin, Treasurer

ALSO PRESENT: See Sign In Sheet
Scott Ligon, Unit 3A, Dockmaster
Mark Moran, Unit 10, Grounds & Landscape Committee Chairperson
Phil Hatchard, Architectural Committee Chairperson
Patty Neighoff, Brodie Management
Liona, Brodie Management
Sherri Kennedy, Recording Secretary

Call to Order

Jay Harrison, President, called the Shearwater Condominium Annual Meeting to order at 7:12 P.M. The meeting was held at the Shearwater Clubhouse. Jay Harrison welcomed the homeowners and introduced the Board members and the Brodie Management representatives.

Roll Call and Certification of Proxies

Jay Harrison informed the members that the proxies were certified and a quorum was 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.

Approval of the Minutes:

A copy of the March 19, 2007 Annual Meeting Minutes were provided. Fern Sargent moved to accept the meeting minutes as submitted. Shailla Aery seconded the motion and it carried unanimously.

Introduction of Candidates

Each candidate gave a brief introduction of themselves and a description of why they would like to serve on the Board. The candidates are: Pat Duval, Tina Ligon, Harvey Paskin, Carol Ashford and Ron Faulkner.

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

Two homeowners volunteered to collect the ballots and calculate the votes.

President's Report – Jay Harrison:

- The front gate has been replaced and was covered by the Association's insurance.

TREASURER'S REPORT – Submitted by Harvey Paskin and read by Jay Harrison (See Attached Report):

- See Attached Report

COMMITTEE REPORTS

Marina Committee – Scott Ligon (See Attached Report)

- See Attached Report
- The committee is considering expanding the floating dock spaces. A proposal may be submitted to the Board this year.

Landscape Committee – Mark Moran (See Attached Report)

- See Attached Report
- Mark Moran acknowledged Jim Nunneley for the outstanding service he provided to the community.
- He described the many challenges involved in maintaining Shearwater’s landscaping.
- Several homeowners in Building 4 purchased and installed plants to beautify the area around their building.

Pool and Activities Committee – Jim Behrens

- No report submitted
- The pool will open on Memorial Day weekend and will close a few weekends after Labor Day. Anchor Aquatics is managing the pool again this year.
- The committee would like to organize another pool party this year.

Architectural Committee – Phil Hatchard

- No Report Submitted
- Michael Yerman was acknowledged for his time served on the committee.
- There are now three approved window replacement manufacturers: Marvin, Anderson, and Pella.
- Units 8B2 and 7B3 may need to have doors painted.

RESULTS OF THE ELECTION:

The following were elected as Board Members to serve a two year term: Pat Duval, Tina Ligon, Harvey Paskin, and Ron Faulkner.

UNFINISHED BUSINESS:

- The Board is currently in the process of developing RFP’s and soliciting for deck replacement proposals. The most problematic decks will be replaced first and the replacement will occur in phases. The contractor will be responsible the prioritization for deck replacement.

NEW BUSINESS:

- Patty Neighoff informed the homeowners that they should contact the management office if they are not listed on the call box so she can make arrangements to have their information imputed.
- There was a firewood delivery to Building 16 which damaged the stair treads. John Guthrie will be asked to inspect the damaged area for repairs.

NEXT BOARD MEETING:

The next Board of Directors Meeting is scheduled for Monday, June 16th.

ADJOURNMENT:

With no further business to discuss Fern Sargent moved to adjourn the meeting. Tina Ligon seconded the motion and the meeting was adjourned at 7:55 P.M.

Respectfully Submitted,

Approved: _____

Sherri Kennedy, Recording Secretary

Date: _____

BOARD OF DIRECTORS ORGANIZATIONAL MEETING
APRIL 21, 2008

PRESENT: Jay Harrison, President/Website Coordinator
Fern Sargent, Vice-President
Tina Ligon, Secretary
Jim Behrens, Director/Pool Committee Chairperson
Pat Duval, Director

MEMBERS ABSENT: Harvey Paskin, Treasurer
Ron Faulkner, Director

ALSO PRESENT: See Sign In Sheet
Scott Ligon, Unit 3A, Dockmaster
Mark Moran, Unit 10, Grounds & Landscape Committee Chairperson
Phil Hatchard, Architectural Committee Chairperson
Patty Neighoff, Brodie Management
Liona, Brodie Management
Sherri Kennedy, Recording Secretary

Call to Order

The Shearwater Condominium Organizational Meeting was called to order at 8:00 P.M. The meeting was held at the Shearwater Clubhouse.

Marc Hayes moved that members maintain their previous positions, with the exception of Pat Duvall who was nominated to serve as Secretary and Ron Faulkner who was nominated to serve as Director. All nominations were accepted. Fern Sargent seconded the motion and it carried unanimously.

| <u>Member</u> | <u>Term</u> |
|---|-------------|
| Jay Harrison, President/Website Coordinator | 1 year |
| Fern Sargent, Vice President | 1 year |
| Harvey Paskin, Treasurer | 2 years |
| Pat Duvall, Secretary | 2 years |
| Ron Faulkner, Director | 2 years |
| Tina Ligon, Director/Pool Committee Chairperson | 2 years |
| Jim Behrens, Director | 1 year |

NEW BUSINESS

- Patty Neighoff reported to the Board that they have been having problems with Mark Cunningham in another community. He has been dealing directly with homeowners and creating additional work repairs for the Association. Harvey Paskin will perform a walkthrough with Mark Cunningham once he returns to town.
- Patty Neighoff also reported that she received an emergency call on Saturday that there was someone on the dock with a dog. Patty Neighoff visited the property and asked the man to leave the property if he wasn't visiting a resident, otherwise she would call the police. Everyone was reminded to be aware of their surroundings and be cautious.

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The next Board of Directors Meeting is scheduled for Monday, June 16th.

ADJOURNMENT:

With no further business to discuss Tina Ligon moved to adjourn the meeting, Fern Sargent seconded the motion and it carried unanimously. The meeting was adjourned at 8:15 P.M.

Respectfully Submitted,

Sherri Kennedy, Recording Secretary

Approved: _____

Date: _____