

SHEARWATER CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JULY 19, 2010

PRESENT: Gerri Smith, President
 Phil Hatchard, Treasurer
 Susan MacMillan-Finlayson, Secretary
 Frances Higgins, Director
 Tina Ligon, Director

ABSENT: Pat Duval, Vice-President

ALSO PRESENT: Eric & Carleen Patterson, Unit 1B3
 Jim Behrens, Unit 1B1
 Ted Finlayson, Unit 2A
 Margau Cummings, Unit 14B2
 Chuck Trefrey, Unit 9A
 Ron Faulkner, Unit 12A1
 Connie Cadwell, Unit 16A1
 David Densmore, Unit 13A
 Milton McMahon, Unit 1A1
 Skip Smith, Unit 5B1
 Barbara Britt, Unit 4A
 Carol Schoake, Unit 15A2
 Lois McGovern, Unit 15A2
 Heather Gummel, Brodie Management
 Sherri Kennedy, Recording Secretary

Gerri Smith, President, called the Board Meeting of the Shearwater Condominium Association to order at 7:02 P.M. The meeting was held at the Shearwater Clubhouse.

MINUTES:

- Tina Ligon moved to approve the May 17, 2010 Board of Directors meeting minutes as amended. Susan MacMillan-Finlayson seconded the motion and the vote carried unanimously.

PRESIDENT’S REPORT – Gerri Smith:

- No Report submitted.

TREASURER’S REPORT – Phil Hatchard (See Attached Report)

- See attached report.
- Anticipates being at least \$43,000.00 over budget in operating expenses at year end mainly due to General Maintenance and Snow Removal expenses. The new insurance agent saved the Association \$7,300.00. The Building and Maintenance expenses have almost doubled this year. Some of these expenses are downspout repairs, gutter cleaning, water damage, electrical repairs, raccoon trapping, and curb stop replacement. Management and the treasurer will evaluate.

MANAGEMENT REPORT – Heather Gummel (See Attached Report)

- See attached report.
- #2 – Will continue raccoon trapping with Corporate Services.
- #3– Quarterly treatments were recommended. Board denied pursuing this avenue of treatment. Management will include treatment option information in the next community mailing.
- #5 – Phil Hatchard moved to accept Cunningham Contracting’s proposal for flat roof replacement. Tina Ligon seconded the motion and it carried unanimously.
- #6 – New insurance policy added coverage for flooding of piers with no additional charge. Heather Gummel will forward a copy of the coverage policy to Scot Ligon.
- #8 – Deck screening – Management will forward a copy of the letter that was forwarded to all units in violation.

COMMITTEE REPORTS:

Marina Committee – See Attached

- Eric Petterson and Skip Smith are the new Dockmasters
- The water-taxi requested that the city re-paint the “water-taxi” sign on the B dock. There are supposed to be three water-taxi stops.

Grounds and Landscape Committee Report – Eric Petterson

- Tree work will be performed in the community from the 27th through the 29th. Notification will be sent by e-mail and flyers will be posted.
- The committee will be identifying plants that need to be removed.
- Shirl Nelson will be contacting the landscape designer regarding the overall community plan.
- New plantings will not be purchased until the sprinkler system is installed.

Architectural Committee – Connie Cadwell

- Screens are disapproved and are not permitted. Letters have been forwarded to those in violation. Homeowners will have 10 – 15 days to comply. The next step is the hearing and fining process.
- Clarification from the May minutes – Unit 5A2 was granted an exception until the committee makes a final decision.

Pool and Activities Committee – Tina Ligon

- Everything is going smoothly.
- Flyers will be posted announcing the July happy hour.

OLD BUSINESS:

- Irrigation – Eric Petterson presented the changes in the planned irrigation phases which will include all buildings in phase 2. It was suggested that a special assessment be proposed to the community to include the completion of the last two phases of the irrigation system. Another option suggested was a bank loan. Some homeowners have paid out of pocket to have building irrigation installed. It was suggested that arrangements be made with these owners.
- Buildings 4, 11, and 15 – Gutters need repairing. A portion of the repairs will be completed when the roofs are replaced.
- Heather Gummel will follow up with the unit owners where a sprinkler head broke and was capped by the Association.

NEW BUSINESS:

- Frances Higgins moved to use \$24,335.00 from the Reserve fund to have irrigation installed at the front of all buildings. Susan MacMillan-Finlayson t seconded the motion and the vote carried 3 to 1.
- It was suggested that former Board members review the Miller Dodson Report to offer suggestions on repairs that may not have been completed as voted on in the past.

NEXT BOARD MEETING:

The next Board of Directors meeting is scheduled for Monday, September 20, 2010 at 7:00 p.m.

ADJOURNMENT:

With no further business to discuss, Tina Ligon moved to adjourn the meeting. Susan MacMillan-Finlayson seconded the motion and the vote carried unanimously. The meeting was adjourned at 8:45 P.M.

Respectfully Submitted,

Approved: _____

Sherri Kennedy, Recording Secretary

Date: _____