

SHEARWATER CONDOMINIUM ASSOCIATION, INC.  
BOARD OF DIRECTORS INFORMATION MEETING  
JUNE 20, 2011

PRESENT: Phil Hatchard, Treasurer  
Frances Higgins, Director  
Tina Ligon, Director

ABSENT: Gerri Smith, President  
Pat Duval, Vice-President  
Susan MacMillan-Finlayson, Secretary  
Barbara Britt, Director

ALSO PRESENT: Jim Behrens & Linda Lawrence, Unit 1B1  
Jim Jeffers & Kathy Meyer, Unit 3B1  
Eric Petterson, Unit 1B3  
Milton McMahan, Unit 1A1  
Fern & Ian Sargent, Unit 7B2  
Ron Faulkner, Unit 12A1  
Mary Irace, Unit 11A3  
Scott Ligon, Unit  
Heather Gummel, Brodie Management  
Sherri Kennedy, Recording Secretary

The Board Meeting of the Shearwater Condominium Association to order at 7:00 P.M and due to lack of quorum, was held for informational purposes only. The meeting was held at the Shearwater Clubhouse.

**MINUTES:**

- Meeting minutes will be approved at the next Board meeting.

**PRESIDENT'S REPORT – Gerri Smith:**

- No Report submitted

**TREASURER'S REPORT – Phil Hatchard (See Attached Report)**

- See attached report.
- The Association is on target with the current expenses, but there is a concern with the rate increase in the water and sewer rates. Last year's expenses were about \$17,500 and the rates will at least double in the upcoming year. This increase was not factored in to the budget.
- The large tree near Building 1 that has been deemed unhealthy, must be removed at a cost of about \$6,000.00 which was not factored in to the budget.

**MANAGEMENT REPORT – Heather Gummel (See Attached Report)**

- See attached report.
- #2– Entrance awnings, except for Building 11, will be readdressed after the winter months. Heather will contact City Awnings to determine if Building 11 should be replaced prior to the winter months. A suggestion was made to perform this project in phases. The pool awning was not included in the proposals. Heather will ask the three contractors for cost for a replacement pool awning.
- #3 – Everyone seems to be happy with the new cleaning company.
- #4 – Heather Gummel provided a spread sheet outlining the painting proposals. The choices are to continue with the painting of the cedar or to put the project on hold to consider an alternative siding. Discussion ensued. It was suggested that the consideration of alternative siding be considered as a long term solution in an effort to protect their investment and to reduce maintenance costs. A homeowner recommended visiting the Riva Trace community to view the buildings which have recently installed an alternative siding. The treasurer recommended continuing with the painting project and perhaps a committee could be formed to research alternative siding. It was suggested to draft a community survey. This would be something the committee would draft.

- #6 – Frances Higgins drafted a survey concerning the usage of the tennis court and repair options. She will forward to the Board for mailing approval.
- #7 – There is an option to leave a portion of the tree for log splitting and homeowner use. Heather Gummel will solicit additional proposals to remove the large tree near Building 1.
- #9 – Heather Gummel will forward an email to the Board concerning the walkway between the pool and building 2, so a vote may be taken.
- #10 – Heather Gummel will forward an email to the Board concerning 12A stairs, so a vote to be taken. Homeowner may be willing to contribute to the cost.

**COMMITTEE REPORTS:**

**Marina Committee – Eric Petterson (See Attached Report)**

- See Attached Report
- The Board President has appealed the 90 day requirement to comply with the installation of a pump out station which is required since the marina has over 50 slips.

**Grounds and Landscape Committee Report – Ron Faulkner**

- Landscaping is moving along normally for this time of year.
- Working on a tree trimming project.
- There has been a price reduction from \$11,000.00 to \$4,600.00 to irrigate the triangle area. Due to the unplanned costs, this will not be considered.

**Architectural Committee – Rainette Bannon**

- No report submitted

**Pool and Activities Committee – Tina Ligon**

- Everything running smoothly.
- The next cocktail party will be held August 20<sup>th</sup> from 5:00 – 7:00 p.m.

**OLD BUSINESS:**

- No old business

**NEW BUSINESS:**

- Two new homeowners present were very impressed with the speedy responses received from management, the Board and committees.

**NEXT BOARD MEETING:**

The next Board of Directors meeting is scheduled for Monday, October 17, 2011 at 7:00 P.M.

**ADJOURNMENT:**

With no further business to discuss the meeting was adjourned at 7:53 P.M.

Respectfully Submitted,

Sherri Kennedy, Recording Secretary

Approved: \_\_\_\_\_

Date: \_\_\_\_\_