

SHEARWATER CONDOMINIUM ASSOCIATION, INC.
SPECIAL MEETING
SEPTEMBER 23, 2013

PRESENT: Frances Higgins, President
Carleen Petterson, Vice-President
Linda Lawrence, Treasurer
Lynn Maichle, Secretary
Jonathan Lewis, Director
Linda Bolling, Director

MEMBERS ABSENT: Barbara Britt, Director

ALSO PRESENT: See Sign In Sheet
Kasia Natale, Brodie Management
Sherri Kennedy, Recording Secretary
Eric Petterson, Marina Committee Chair
Mark Moran, Unit 10
Frank Bolling, Unit 15A1
David Densmore, Unit 13A
Phil Hatchard, Unit 13B1
Nancy Ronsheim, Unit 2B2
Phil Meredith, Unit 1B2
Jean Watts, Unit 13A2
Lois McGovern, Unit 15A2
Rainette Bannon, Unit 4A2

Frances Higgins, President, called the Special Meeting of the Shearwater Condominium Association to order at 7:00 P.M. The meeting was held at the Shearwater Clubhouse. The purpose of the meeting is to hold an open forum to discuss the proposed changes to the Shearwater Rules and Regulations.

PROPOSED CHANGES:

Marina – No comments or revisions. Lynn Maichle moved to accept the proposed changes as proposed. Linda Lawrence seconded the motion and it carried unanimously.

Condominium and Environmental Standards, VIII, Section 8 – Noise – Comments submitted in writing by unit 13A1. Comments heard by units 2A2, 2B2, and 15A2. Comments were made regarding an 80% rug rule and it was relayed that this is not a county ordinance. After discussion, Jonathan Lewis moved to accept the proposed changes as submitted. Lynn Maichle seconded the motion and it carried unanimously.

Physical Management, V – Unit 10 submitted comments. After discussion, the proposed change was modified to read for Dryer Vents and Chimney Flues “written proof from the company performing the work must be forwarded to the Managing Agent no later than 12/31/13 and every two years from the date of previous service.” Linda Bolling moved to accept the proposed change as modified. Linda Lawrence seconded the motion and it carried unanimously.

Swimming Pool Rules & Regulations – Unit 15A2 (Lois McGovern) submitted comments in writing as well as addressed the Board at the meeting. It was recommended that an analysis be performed of the contract with Anchor Aquatics. The Anchor Aquatics contract will be discussed at the October meeting and Julie Kane will be asked to attend for this purpose. Kasia Natale will provide the Board with a copy of the proposals that were submitted last year and solicit proposals for the 2014 season.

Condominium and Environmental Standards, VIII, Section 4 – Minimizing Water Leaks and Damage – No comments were submitted and the proposed change was modified to read “According to

Maryland Condominium Law, unit owners are responsible for water leaks and damage emanating from their unit. Therefore, it is recommended that residents ensure that the Condominium Unit Main Water Supply Valve and Hot Water Heater Breakers are closed/turned off when the unit will be unoccupied for three days or more.” Linda Lawrence moved to accept the proposed change as modified. Lynn Maichle seconded the motion and it carried unanimously.

All Rules and Regulations updates will be posted on the website.

TREASURER’S REPORT – Linda Lawrence

- Linda Lawrence reported that the Association is currently \$11,000.00 over budget.

OLD BUSINESS:

- Update on Projects:
 - Powerwashing and Staining decks – A proposal was submitted by RJ Construction for \$200.00 per deck using the sealant provided by the engineer. The cost for a double sized deck will be \$300.00. Kasia Natale will determine if RJ Construction has provided service to Shearwater in the past and obtain references. The Board will vote via email.
 - Condensate Line – Kasia Natale will solicit proposals for service.
 - Conversion of Timer Lights – Board voted to accept the contract with Anchor Electric as submitted. The light conversion on buildings 7 & 8 is working well. Linda Bolling moved to complete the light conversion on the remaining buildings at a cost of \$325.00 per building for a total cost of \$2,275.00. Lynn Maichle seconded the motion and it carried unanimously. Kasia Natale will check with the contractor for warranty on sensors and life expectancy.
 - Landscape Project in front of Buildings 5 and 6 – A proposal was obtained from Bay West for a cost of \$1,834.00 and Andino’s for a cost of \$1,625.00. Frances Higgins will discuss with Ron Faulkner.
 - Bicycle Storage – tabled until the next meeting.

NEXT BOARD MEETING:

The next Board meeting is scheduled for Monday, October 21, 2013 at 7:00 P.M.

ADJOURNMENT:

With no further business to discuss, Carleen Petterson moved to adjourn the meeting, Linda Lawrence seconded the motion and it carried unanimously. The meeting was adjourned at 8:30 P.M.

Respectfully Submitted,

Sherri Kennedy, Recording Secretary

Approved: _____

Date: _____