

SHEARWATER CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
APRIL 18, 2005

PRESENT: Steve Snyder, President  
Harvey Paskin, Treasurer  
Marc Hayes, Secretary  
Jim Nunneley, Director/Grounds & Landscape Committee Chairperson  
Jay Harrison, Director/Website Coordinator

ABSENT: Jim Behrens, Vice-President  
Shaila Aery, Director

ALSO PRESENT: Jim Bausell, Dockmaster, unit 14A  
Patricia Duvall, Pool Committee Chairperson, unit 7A1  
Rainette Bannon, unit 4A2  
Dennis Sesplankis, Brodie Management  
Sherri Kennedy, Recording Secretary

Steve Snyder, President, called the Board Meeting of the Shearwater Condominium Association to order at 7:00 P.M. The meeting was held at the Shearwater Clubhouse.

**MINUTES:**

- Harvey Paskin moved to approve the February 23, 2005 Board meeting minutes as amended. Jay Harrison seconded the motion and it carried unanimously.
- Discussion ensued concerning the placement of a draft set of minutes on the website so that information can be more current, rather than a month behind. The Board agreed to this procedure, as long as it is noted that the minutes have not been formally approved and they are in draft form.

**PRESIDENT'S REPORT – Steve Snyder:**

- The Board agreed to renew the contract with Comcast Cable with no increase.

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

- See attached Budget Status Report as of March 31, 2005.
- Harvey Paskin reported that he has reviewed the draft with Laurie Fountain of Brodie Management and adjustments were made. He is now waiting for the final draft.
- Harvey Paskin reported that the Association is \_ way through the year and is ahead budget. Jay Harrison moved to accept the Treasurer's Report. Marc Hayes seconded the motion and it carried unanimously.

**MANAGEMENT REPORT – Dennis Sesplankis (See Attached Report):**

- See attached report.
- Item #1 – Steve Snyder, Dennis Sesplankis and Scott Jay conducted a conference call with the owner of Bay Country Painting to discuss the completion of Buildings 1 & 2 and the painting and siding replacement schedule for this year. The owner apologized and committed to do the job properly and to re-do what was done incorrectly. The Board is anticipating an uphill battle with Bay Country Painting in having this work scheduled. Steve Snyder and Dennis Sesplankis will attempt one more meeting with the owner to ensure proper service. A proposal was submitted by Annapolis Painting Company when the job was put out to bid and their cost was double the amount of Bay Country Painting, but they are available to start next week. The Board discussed their past experiences with Annapolis Painting Company. Dennis Sesplankis will request a proposal from Palmer Brothers Painting.
- Item #1 – Discussion ensued as to other options available to the Board in getting this work completed properly. Proposals will be solicited from siding companies, including East Coast Siding, requesting a cost for any necessary siding replacement only. The estimates will include the cost per linear foot as well as the cost for time and material. The Association will purchase the siding for this job.

- Item #1 – Raynette Bannon, 4A2 expressed her concern for deteriorating buildings. She reported that the right wall of Building 4 is bubbling and believes it may be a leak or another issue other than painting. The Board informed Ms. Bannon that Buildings 3 & 4 are next on the list for painting and siding replacement. Notices will be posted at each building informing homeowners when the work on is to commence.
- Item #2 – The Fitzgerald’s, unit 7A, have been sent a letter informing them that the sidewalk replacement at the front of Building 7 has been completed. The Board has not had a response concerning any re-occurring mold issues.
- Item #3 – Kenster Shore Line Improvements feels optimistic that the Association could be reimbursed from the Bay Foundation or an interest free loan would be granted through the state to correct the shoreline erosion problem at the rear of Buildings 7 & 8.
- Item #4 – Jeanne Greaves, unit 4B2, is requesting reimbursement for the towing of her tenant’s oversized truck. In accordance with the Parking Rules and Regulations, this vehicle is prohibited from the parking area. This request was denied.
- Item #5 – The Moran’s, unit 10, submitted a list of maintenance issues for the Board to review. The sliding doors are in good condition, but do not open properly. The Moran’s believe this is due to the settling of the building. A door contractor will be asked to inspect the sliding doors to determine if there is a problem with the doors. The Grounds and Landscape Committee, along with Andino’s Landscaping, will investigate the drainage issues.

**COMMITTEE REPORTS**

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

- Andino’s Landscaping will be asked to submit a proposal to seed the turf area at the front of Buildings 7 and 8. This area receives more sun since several trees have been removed.
- The azaleas at the front of Buildings 13 and 14 will be trimmed after they bloom.

**Architectural Committee – Michael Yerman**

- No report provided.

**Pool and Activities Committee – Pat Duvall**

- Pat Duvall will be meeting with Anchor Aquatics in two weeks to discuss the operations and expectations of the Association.
- Pat Duvall reported that \$500.00 of pool repairs were scheduled to be completed. She will find out the status of these repairs.

**Marina Committee – Jim Bausell (See Attached Report)**

- See attached report.

**OLD BUSINESS:**

- No old business to discuss.

**NEW BUSINESS:**

- No new business to discuss.

**NEXT BOARD MEETING:**

The next meeting is the Annual Meeting and is scheduled for Monday, May 16<sup>th</sup>.

**ADJOURNMENT:**

With no further business to discuss, Marc Hayes moved to adjourn the meeting. Harvey Paskin seconded the motion and it carried unanimously. The meeting was adjourned at 8:20 P.M.

Respectfully Submitted,

Sherri Kennedy, Recording Secretary

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

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